

2-20 Glazebrook Avenue - Zoning By-law Amendment Application– Appeal Report

Date: January 11, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 22 177066 NNY 15 OZ

SUMMARY

On July 14, 2022, an application to amend the Zoning By-law was submitted to permit a 34-storey (109.9 metres to top of roof) mixed-use building with 434 dwellings units and a total gross floor area of 29,600 square metres at 2-20 Glazebrook Avenue.

On December 8, 2022, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the time frame prescribed in the Planning Act.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing and oppose the application in its current form and to 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 2-20 Glazebrook Avenue.
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 final form and content of the draft Zoning By-law is to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b) the owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated September 7, 2022, or as may be updated, in

response to further submissions filed by the Owner, all to the satisfaction of the Chief Engineer;

- c) the owner has submitted a revised Travel Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such study be secured if required;
 - d) the owner has submitted a Methane Gas Investigation Report acceptable to, and to the satisfaction of the Chief Engineer, and that such matters arising from such study be secured if required;
 - e) the owner has satisfactorily addressed matters from the Urban Forestry memorandum dated September 13, 2022, including the submission of a Public Utilities Plan and Soil Volumes Plan, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry; and
 - f) the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.
3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study or that mitigation is required per the Subsurface Investigation, City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) be included in the final form of the site-specific Zoning By-law Amendment, not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Transportation Services;
4. City Council authorize the City Solicitor and appropriate City staff to continue discussions with the applicant to address outstanding issues, including but not limited to those outlined in this report.
5. City Council authorize 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.

SITE AND SURROUNDING AREA

Description: The site is rectangular in shape with approximately 33.2 metres of frontage on Bayview Avenue, 63.09 metres of frontage along Glazebrook Avenue, and a total lot area of 2,148.6 square metres. The site is generally flat with the grade rising from south to north.

Existing Uses: The site is currently occupied by five (5) 3-storey semi-detached houses, for a total of ten (10) dwellings.

Surrounding uses include:

North: Immediately north of the site is a gas station and low-rise residential dwellings. Further north includes additional low-rise residential dwellings, as well as a two-storey commercial building with a pharmacy, bank, grocery store and professional services

East: Immediately east of the site is Bayview Avenue. Across the street is a 5-storey apartment building and low-rise residential dwellings, where a 25-storey building is currently proposed (Application 21 233980 NNY 15 OZ). Further east are established residential neighbourhoods comprised of low-rise residential dwellings.

South: Immediately south is an 8-storey mixed use building and low-rise residential dwellings. Further south includes additional commercial uses, a 9-storey apartment building along the east side of Bayview Avenue, and two shopping plazas.

West: Immediately west are semi-detached dwellings on Glazebrook Avenue, with additional established residential neighbourhood comprised of low-rise residential dwellings.

THE APPLICATION

Height: 34-storey (109.9 metres to top of roof, 115 metres to the top of the mechanical penthouse).

Gross Floor Area: 29,286 square metres of residential gross floor area and 314 square metres of non-residential gross floor area.

Density (Floor Space Index): 13.78 times the area of the lot.

Unit Count: The proposed 434 dwelling units include 314 one-bedroom (72%), 69 two-bedroom (16%), and 51 three-bedroom (12%) units.

Access, Parking and Loading: Vehicular access is provided through a 6 metre wide driveway off Glazebrook Avenue at the western edge of the site. An internal ramp leads to the two-level underground parking garage, containing a total of 91 vehicular parking spaces of which 77 parking spaces are for residents and 14 for visitors.

Additional Information

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. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

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 the Zoning By-laws no. 569-2013 and North York Zoning By-law 7625, to vary performance standards including but not limited to: gross floor area and floor space index; building height; building setbacks, and parking space rates. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted (Application No. 22177065). The site plan application has not been appealed.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan Designation

The site is designated Mixed Use Areas on Map 17 of the Official, and more specifically designated as Mixed Use Areas "C" on Map 21-4 of the Yonge-Eglinton Secondary Plan. In the Yonge Eglinton Secondary Plan, the site is within the Bayview Focus Core Character Area on Map 21-2. A height range of 20 to 35 storey is set out for the Bayview Focus Character Area. It is noted that an Official Plan Amendment is not required in order to achieve a lesser height than the range.

On Map-21-3, the site is located within a 500 metre radius of the Leaside Midtown Station Area and its associated Secondary Zone. On March 25, 2022, the Planning and Housing Committee approved for consultation 97 MTSA/PMTSAs, of which Leaside Station was identified as a PMTSA with a proposed minimum density target of 200 people and jobs per hectare.

Zoning

Under Zoning By-law no. 569-2013, the site is subject to the Commercial Residential Zone (CR 2.5 (c2.0; r2.5) SS2 with height limit of 10.5 metres. Under former North York Zoning By-law 7625, the site is subject to the Commercial 1 (C1) Zone.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

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

COMMUNITY CONSULTATION

Due to the municipal elections, a community consultation meeting was not held prior to the applicant's appeal to the OLT. City Planning will hold a community consultation meeting on March 9, 2023.

COMMENTS

Provincial Framework

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (PPS) and conformity with the Growth Plan. The Provincial Policy Statements requires development which may cause environmental or public health and safety concerns to be avoided. The site is within 250 metres of a closed municipal landfill. As such, methane gas investigation report is required to confirm public health and safety. However, a report has not been submitted. Until a report has been submitted, Staff find that the proposal is not consistent with the PPS and does not conform with the Growth Plan.

Land Use

The proposed land use for a mixed-use building with retail at grade and residential units above generally conforms with the Official Plan and the Yonge-Eglinton Secondary Plan.

Built Form

Per policies prescribed in the Official Plan and Yonge-Eglinton Secondary Plan, and further detailed in design guidelines, consideration is needed for increased tower setbacks and tower separation to adjacent lands, appropriate stepbacks, reduction in building height, and consolidation of landholdings to achieve an appropriately sized property to support a development that conforms to the policy objectives, and that does not prevent orderly development of the adjacent properties designated Mixed Use. In addition, consideration is also required for the building in regards to its height and design as it relates to transition to the adjacent Neighbourhood areas and the public realm. The proposed podium and tower does not provide adequate transition to the adjacent Neighbourhoods designated areas or the public realm. The built form of the proposal does not conform to the relevant policies of the Official Plan and the Yonge-Eglinton Secondary Plan. As currently proposed, the proposal has not demonstrated that the site can appropriately accommodate a tall building.

Sun and Shadow

The submitted shadow study demonstrates shadowing on lands within the Built-Up Zone's Neighbourhood designations. Elements such as increased setbacks, increased stepbacks, decreased tower floorplates, and improved massing can be investigated to minimize shadow impacts.

Wind

The Boundary Layer Wind Tunnel Report dated June 2022 predicted ground-level comfort levels for pedestrian level wind speeds to be uncomfortable along Bayview Avenue, and generally not conducive for sitting throughout a majority of the site. Several mitigation measures, such as wind barriers, are required to reduce wind impacts for the proposed development.

Public Realm

The Yonge-Eglinton Secondary Plan designates Bayview Avenue as a Priority Retail Street in policy 2.6.1 and the street should include a continuous frontage of at-grade, pedestrian-oriented retail and service uses and/or community service facilities. The proposed streetscapes along Bayview Avenue and Glazebrook Avenue do not conform to the relevant policies noted above as it relates to matters such as, animation of the retail frontage along Bayview Avenue and articulation of the Bayview and Glazebrook corner. Limited public realm improvements have been proposed to support a vibrant public realm.

Parkland

The site is approximately 300 metres away from Howard Talbot Park, which is a 4.9 ha park which contains a splash/spray pad, tennis court area, soccer field, baseball diamonds, bowling greens, snackbars, washroom, score keepers box, lawn bowling club, and playground.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city.

According to the 2022 draft update to the Strategy's methodology, the development site is currently in an area with more than 28 square metres of parkland per person, which is equal to the city-wide average provision of 28 square metres of parkland per person (2022). In accordance with Chapter 415, Article III of the Toronto Municipal Code, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

Tree Preservation, Soil Volume and Public Utilities

A Tree Inventory and Preservation Plan Report indicate a total of 20 trees with the potential to be impacted by the proposed work. The removal of 19 trees is required to accommodate the proposed, with the remaining 1 tree preserved through appropriate tree protection measures when installed prior to construction. No replacement trees have been proposed.

Boulevard trees have not been proposed. Adequate soil volumes are required for proposed new trees, and a Public Utilities Plan to Quality Level A (QL-A) is required, which has not been submitted, to demonstrate the feasibility of boulevard plantings. As such, the applicant is non-compliant with the ecology section of the Toronto Green Standard as no street trees and soil volumes have been proposed.

Road Widening

The site is required to convey to the City, a 0.4 metres wide strip of land along Bayview Avenue and a 6.0m corner rounding at the southeast corner (Bayview Avenue and Glazebrook Avenue) of the site. This will be secured as part of the site plan approval process.

Transportation

Transportation Services requires revisions to the submitted Transportation Study report dated December 28, 2021 to be able to provide traffic impact comments. Reduced parking standards have been proposed and could be considered provided that acceptable traffic demand management measures and documentation is submitted for review which justifies alternate parking standards. Comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply, access to the parking spaces, and other site design matters will be provided through the Site Plan Control review process

In addition, the proposed Type 'C' loading area should be relocated as it blocks the turnaround area for the truck occupying the Type 'G' loading space. Therefore, Vehicle Manoeuvring Diagrams (VMD) must be provided illustrating how the turnaround area

will operate during the times when the loading space is occupied. Staff have also determined that transportation-related requirements in the Toronto Green Standard (TGS), have not been satisfied, including the requirements for the reduction of Single-Occupant Auto Vehicle Trips, LEV and Sustainable Mobility Spaces, Electric Vehicle Infrastructure, and sidewalk space.

Servicing and Stormwater Management

Per the memo from Engineering and Construction Services dated September 7, 2022, the applicant is required to provide a revised Stormwater Management Report, Servicing Report Groundwater Review Summary Form, Hydrogeological Assessment Report, and Servicing Plan.

In the event that the OLT allows the Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending the confirmation the Functional Servicing and Stormwater Management Report has been revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and it is demonstrated that the municipal water, waste, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

Waste Management Services

A portion of the site lies within 250 metres of a closed municipal landfill. Therefore, the owner of the property is required to retain a qualified person (as that term is defined in Ontario Regulation 153/04) (the "Qualified Person") to conduct a subsurface investigation for the possible presence of methane gas at the property. To date, a study has not been provided. In this regard, the proposal is not supportable at this time.

Indoor/Outdoor Amenity Space

The proposed development has 1.05 square metres of outdoor amenity space per dwelling unit, or 455 square metres for 434 dwelling units. The applicant should revise the proposal to increase the outdoor amenity space and meet the minimum of 2.0 square metres of outdoor amenity space per dwelling unit. For indoor amenity, the proposed development will provide 641 square metres of the required 868 square metres.

Toronto Green Standard (TGS)

The applicant is required to meet Tier 1 of the Toronto Green Standard, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Standards for matters such as tree planting, tree soil volume, and transportation-related requirements as noted previously in this report, have not been met by the proposed development.

Further Issues

City Planning continues to receive additional information regarding these applications as a result of ongoing review by City commenting divisions, materials submitted in support

of the proposal and through deputation made by members of the public to Community Council. 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 proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, including the Yonge-Eglinton Secondary Plan, and applicable City guidelines intended to implement Official Plan policies. The current proposal does not conform with the Toronto Official Plan and the Yonge-Eglinton Secondary Plan, and does not meet the intent of relevant Design Guidelines. In addition, at this time, the application cannot be evaluated to determine consistency with the PPS given potential issues with methane gas and the risk to public health and safety.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to 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.

CONTACT

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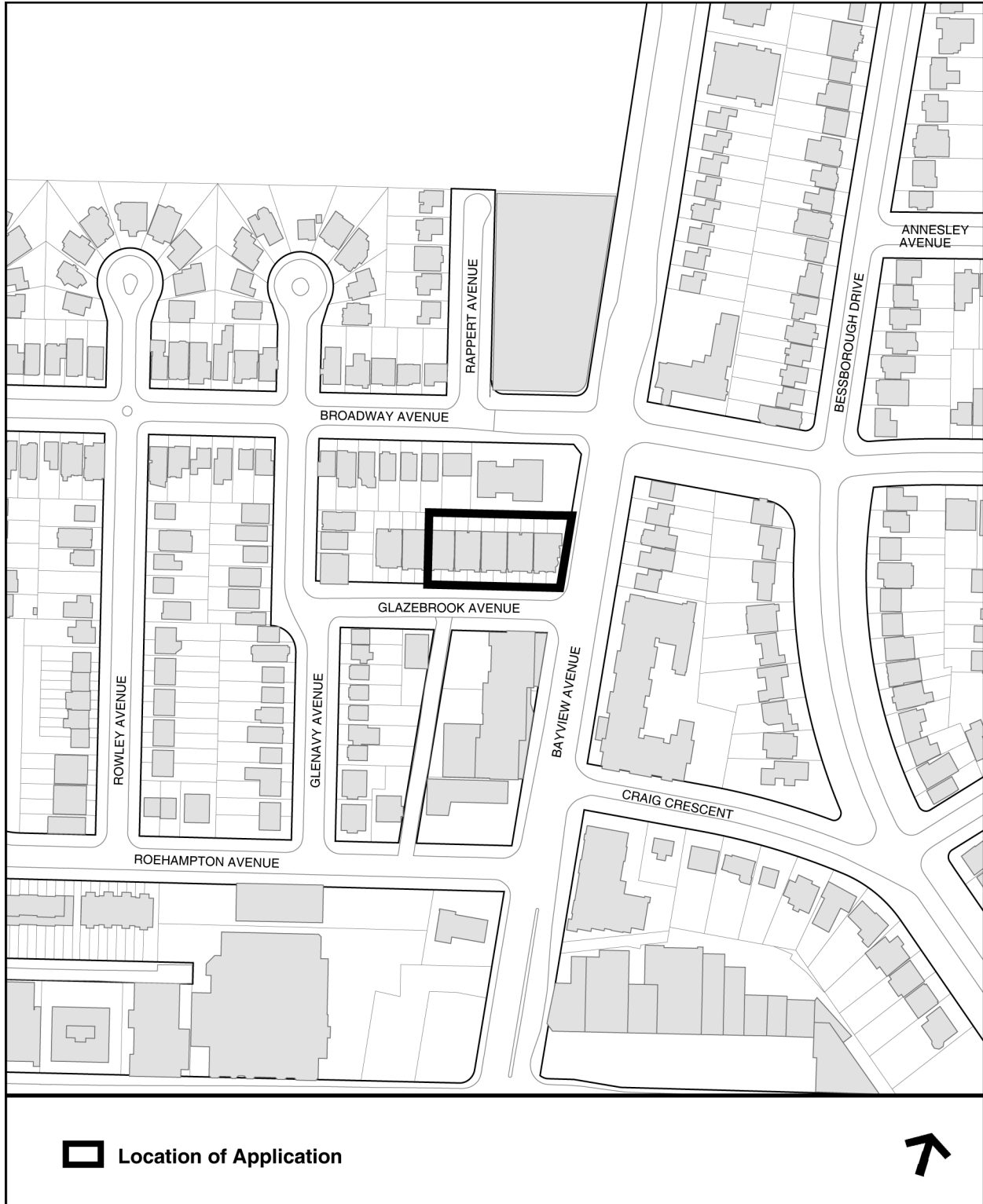
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David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

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 8: Yonge-Eglinton Secondary Plan Midtown Character Area Map Map
Attachment 9: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map
Attachment 10: Yonge-Eglinton Secondary Plan Land Use Map
Attachment 11: Zoning By-law No. 569-2013 Map
Attachment 12: Zoning By-law No. 7625 Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 2-20 GLAZEBROOK AVE **Date Received:** July 14, 2022

Application Number: 22 177066 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment for a 34-storey (109.9 metre height plus MPH) residential and commercial mixed-use building. 434 residential units are proposed with 314 square metres of retail. The total gross floor area of the project is 29,600 square metres (FSI 13.78). In total, 91 parking spaces are proposed within two levels of underground parking.

Applicant	Agent	Architect	Owner
Gairloch Developments	WND Associates	Gabrie Fain Architects	Multiple Owners

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N/A

Zoning: CR 1.0 (c1.0; r1.0) SS2 Heritage Designation: N/A

Height Limit (m): 10.5 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,149 Frontage (m): 33 Depth (m): 63

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	931		1,523	1,523
Residential GFA (sq m):	1,870		29,286	29,286
Non-Residential GFA (sq m):			314	314
Total GFA (sq m):	1,870		29,600	29,600
Height - Storeys:	2		34	34
Height - Metres:	10		109	109

Lot Coverage Ratio (%): 70.88 Floor Space Index: 13.78

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,286	
Retail GFA:	314	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	8			
Condominium:			434	434
Other:				
Total Units:	8		434	434

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			314	69	51
Total Units:			314	69	51

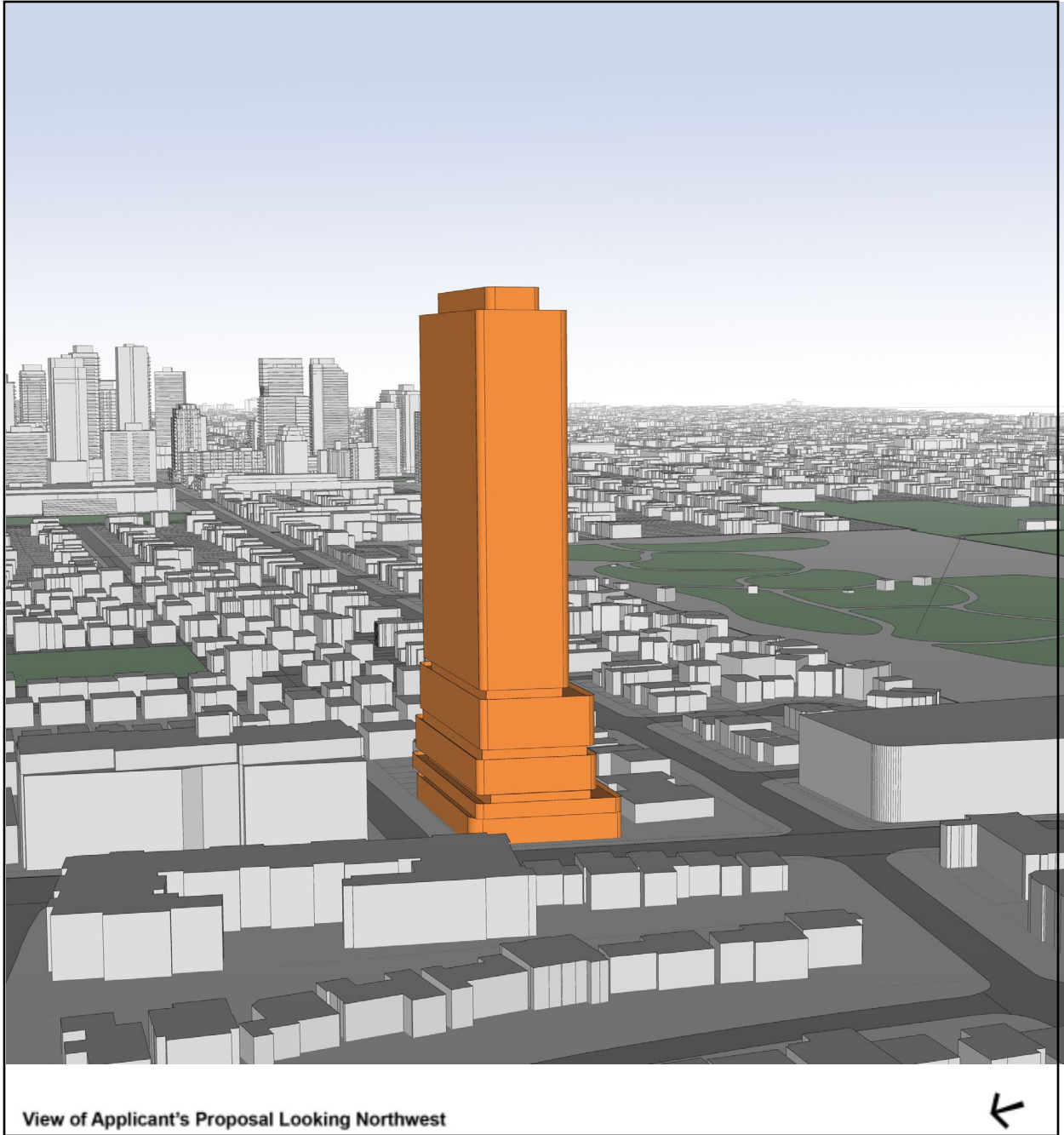
Parking and Loading

Parking Spaces: 91 Bicycle Parking Spaces: 466 Loading Docks: 2

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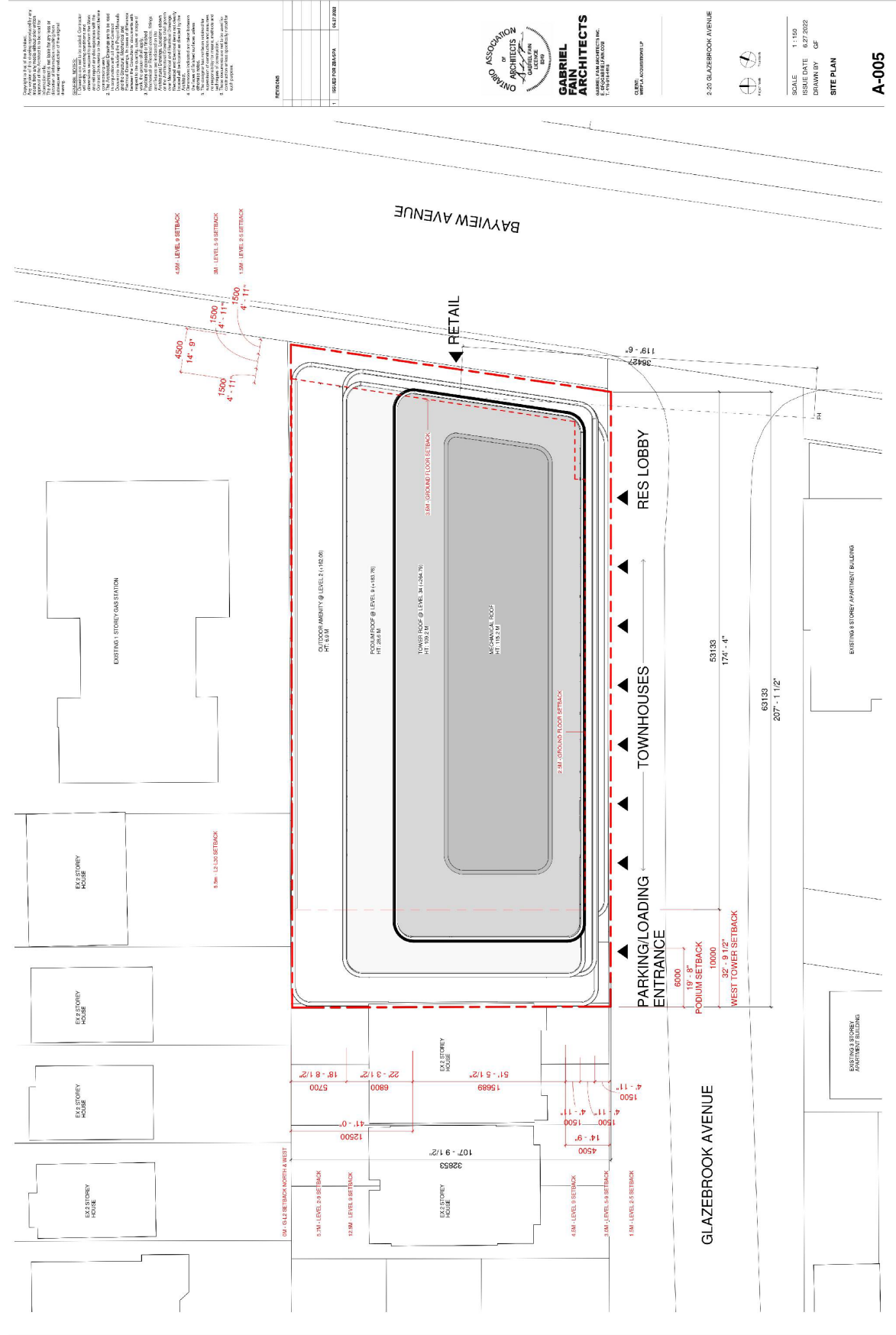
Attachment 3: 3D model of Proposal Looking Northwest



Attachment 4: 3D model of Proposal Looking Southeast



Attachment 5: Site Plan



Attachment 6: Policy Considerations

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.

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.

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:

- encouraging a sense of place, by promoting well-designed built form;
- 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 interrelationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: 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. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region (the "GGH"), 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. 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 MCR, the

City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's plan for the prescribed densities.

In June 2020, the City Planning Division initiated the Growth Plan Conformity and Municipal Comprehensive Review ("MCR"), which includes the delineation of approximately 180 potential Major Transit Station Areas (MTSAs) to meet Provincial minimum intensification requirements. A subset of MTSAs will be identified as Protected Major Transit Station Areas (PMTSAs), where the Council-approved inclusionary zoning policy framework can be implemented. The report can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>

The in-force, updated Yonge-Eglinton Secondary Plan (Official Plan Amendment No. 405) identified 6 MTSAs and set out minimum density targets, as directed for by the Growth Plan (2020). In Map 21-3, the identified MTSAs are known as Midtown Transit Station Areas. The site is within the Leaside Midtown Transit Station Area, which has a minimum density target of 200 residents and jobs per hectare. See the sections below for more information on the Yonge-Eglinton Secondary Plan.

On March 25, 2022, the Planning and Housing Committee approved for consultation 97 MTSA/PMTSAs, of which Leaside Station was identified as a PMTSA with a proposed minimum density target of 200 people and jobs per hectare. The report can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.7>

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 directs growth towards the Downtown, Centres, Avenues, and Employment Areas. The Official Plan is supplemented by urban design guidelines, which provide further guidance on development and design considerations. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

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

Yonge-Eglinton Secondary Plan

On July 23, 2018, City Council adopted Official Plan Amendment No. 405 to replace the former Yonge-Eglinton Secondary Plan in its entirety. On August 9, 2018, OPA 405 was submitted to the Ministry of Municipal Affairs and Housing for review and approval pursuant to Section 26 of the Planning Act. On June 5, 2019, the Minister of Municipal Affairs and Housing approved OPA 405 with modifications, resulting in the updated Yonge-Eglinton Secondary Plan.

The Yonge-Eglinton Secondary Plan sets out a long-term vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas.

The site is within Midtown Character Area “D4 – Bayview Focus Core Area” (see Map 21-2). The Midtown Cores are characterized as “vibrant mixed-use areas centred around Midtown’s transit stations. The Cores will continue to function as mixed-use nodes, including office, institutional, residential and cultural uses. The intensity of development will differ between the Cores. The scale and form of intensification will be generally less in Davisville Station, Mount Pleasant Station and Bayview Focus Area than exists, and is planned, at the Yonge-Eglinton Crossroads. The edges of the Cores will be designed to ensure connectivity and transition in scale and intensity to surrounding areas.”

The Bayview Focus Character Area is Midtown’s eastern-most Core and will be predominantly characterized by mid-rise buildings punctuated with tall buildings in proximity to the new transit station, which will also support the expansion of office, residential and retail development in the area, creating a mixed-use, transit-oriented node.” Mid-rise buildings in Midtown, are described as having a range of generally between five to twelve storeys, depending on the Character Area and matters relating to character, public realm objectives, and built form transition, especially to low-rise areas. The built form policies of OPA 405, set out anticipated height ranges for each Character Area in order to give guidance regarding the intended built form character for each Character Area, but the specific heights of buildings and/or areas will be determined through rezoning applications or City-initiated zoning by-law amendment applications. A height range of 20 to 35 storey is set out for the Bayview Focus Character Area. It is noted that an Official Plan Amendment is not required in order to achieve a lesser height than the range.

The subject site is also subject to other policy layers in the Yonge-Eglinton Secondary Plan, which provide individually and collectively, direction and guidance on issues including but not limited to heights, built form, transition, density, land use, public realm objectives:

- Midtown Transit Station Area “Secondary Zone” in the Leaside Transit Node (see Map 21-3).
- Mixed Use Areas “C” land use designation, which “include commercial main streets characterized by continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above.” See Map 21-4.
- Priority Retail Street (see Map 21-5).

Note: this is not an exhaustive list.

See Attachment 8 for the land use designation of the site in Yonge-Eglinton Secondary Plan.

Zoning By-Laws

Under Zoning By-law no. 569-2013, the site is subject to the Commercial Residential Zone (CR 2.5 (c2.0; r2.5) SS2 with height limit of 10.5 metres.

Under former North York Zoning By-law 7625, the site is subject to Commercial 1 (C1) Zone.

See Attachment 9 of this report for the existing Zoning By-law Map.

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

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Urban Forestry

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).

City-Wide 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 is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Growing Up: Planning for Children in New Vertical Communities

On July 28, 2020, City Council adopted the final Growing Up Urban Design Guidelines ("Growing Up Guidelines") and directed City Planning staff to apply the guidelines in the evaluation of new multi-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children living in vertical communities, at the neighbourhood, building and unit scale. The Growing Up Guidelines can be found at:

<https://www.toronto.ca/city-government/planningdevelopment/planningstudiesinitiatives/growing-up-planning-for-children-in-new-verticalcommunities/>

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 pet amenities for high density residential communities. The Pet Friendly Design Guidelines can be found at:

<https://www.toronto.ca/wpcontent/uploads/2019/12/94d3-CityPlanning-PetFriendlyGuidelines.pdf>

Retail Design Manual

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses. The Retail Design Manual can be found here: <https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>

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.


Attachment 7: Official Plan Land Use Map



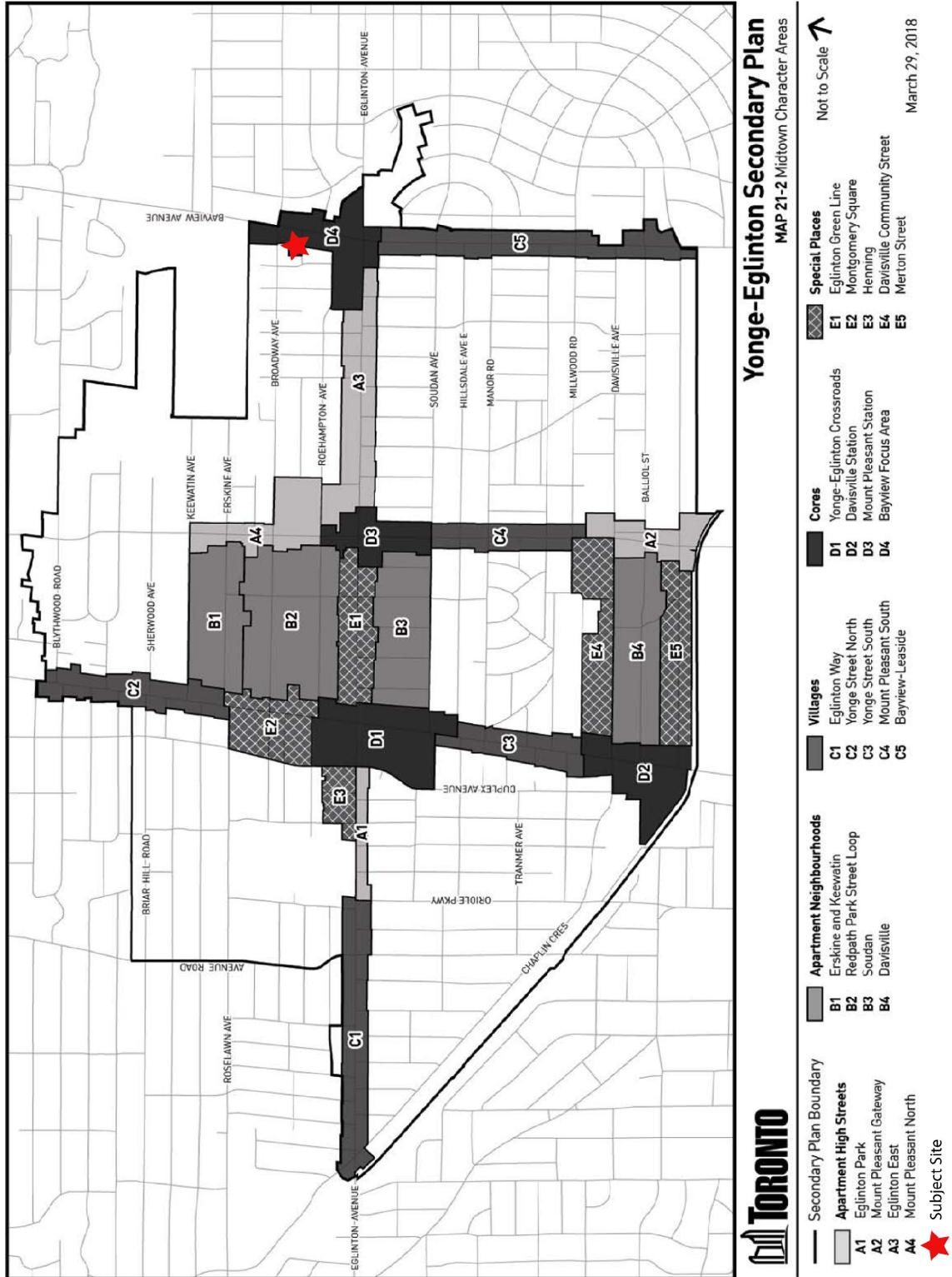
Official Plan Land Use Map #17

2-20 Glazebrook Avenue
File # 22 177066 NNY 15 0Z

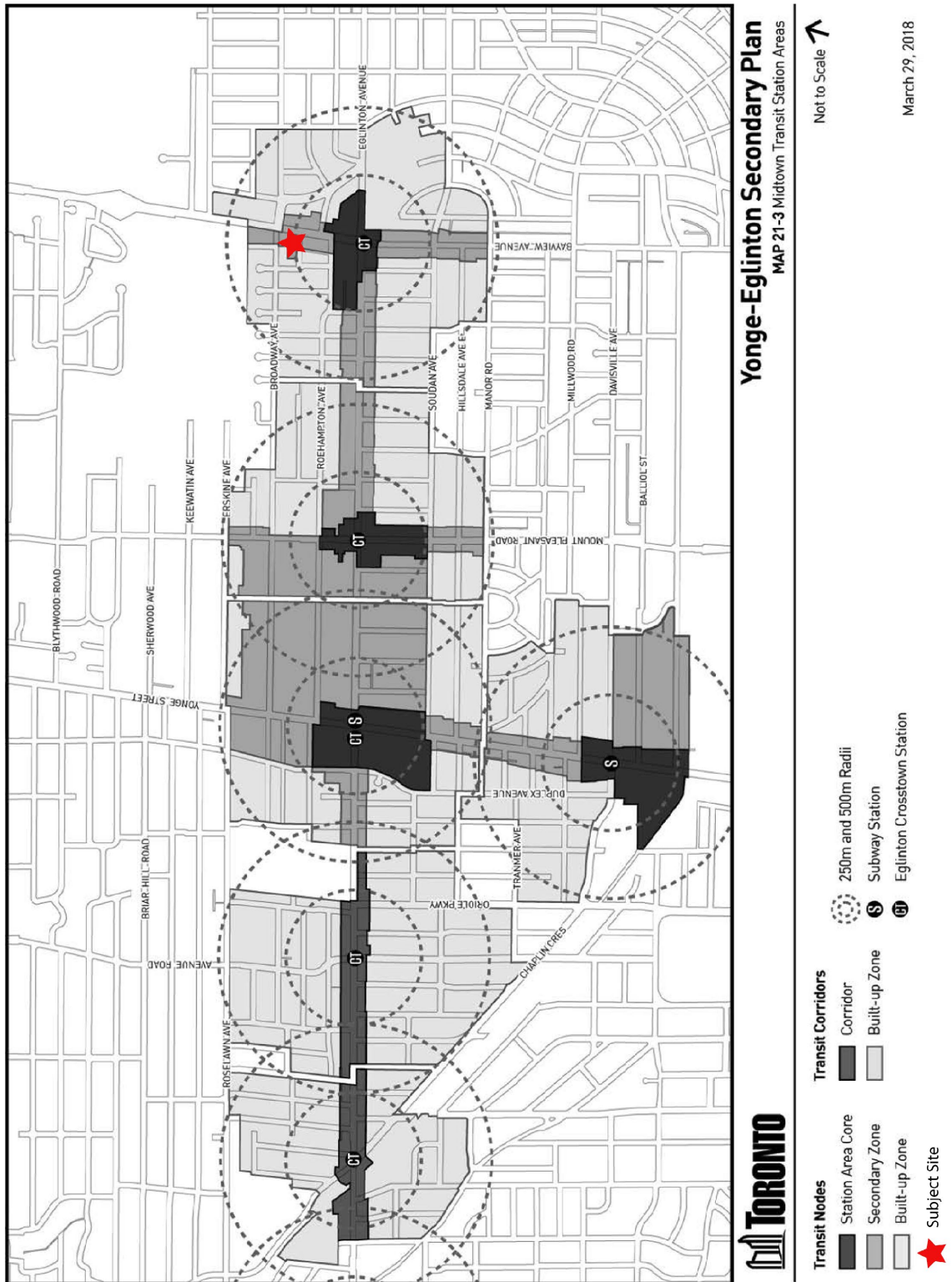
-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas


 Not to Scale
 Extracted: 07/20/2022

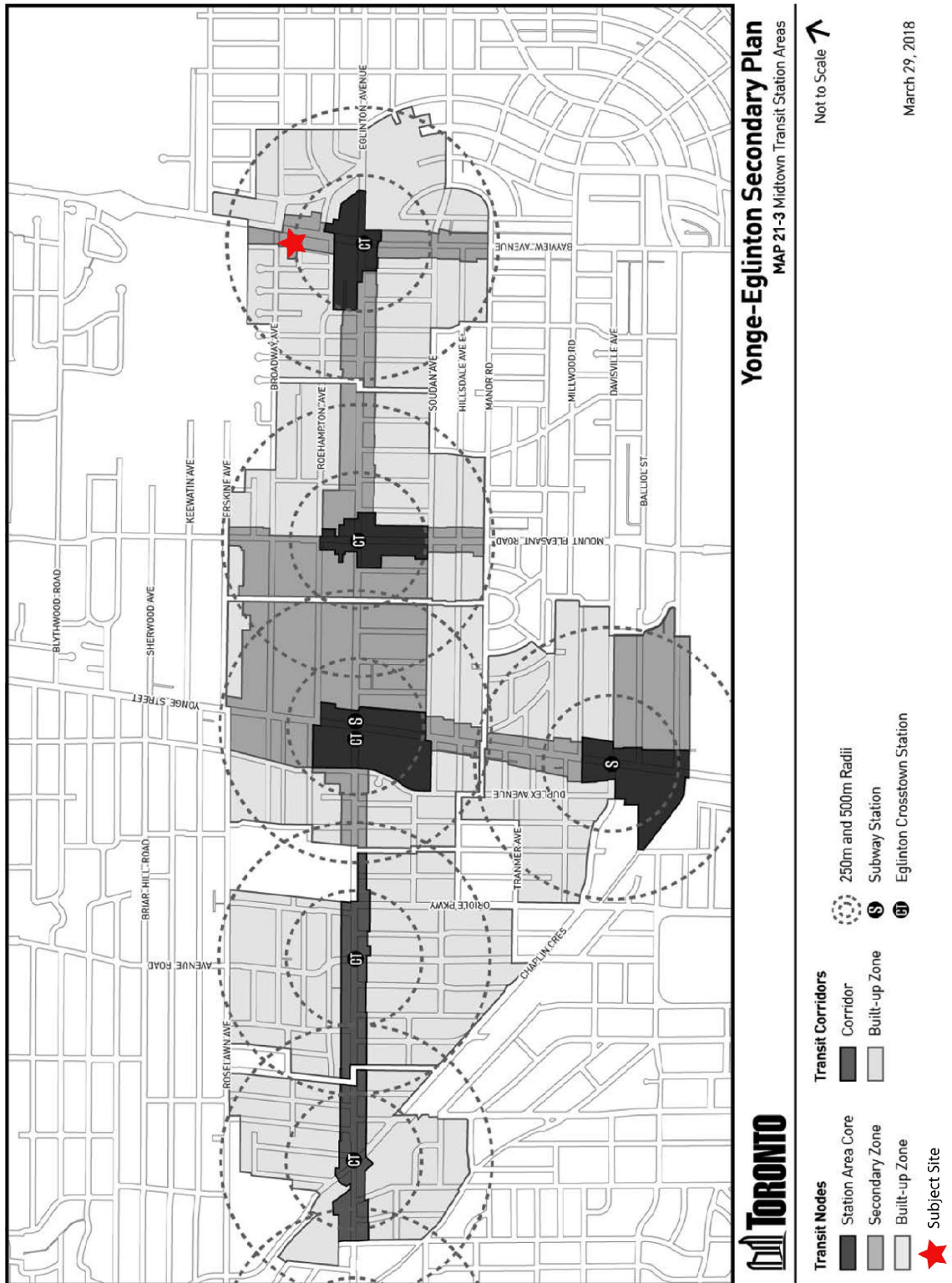
Attachment 8: Yonge-Eglinton Secondary Plan Midtown Character Areas



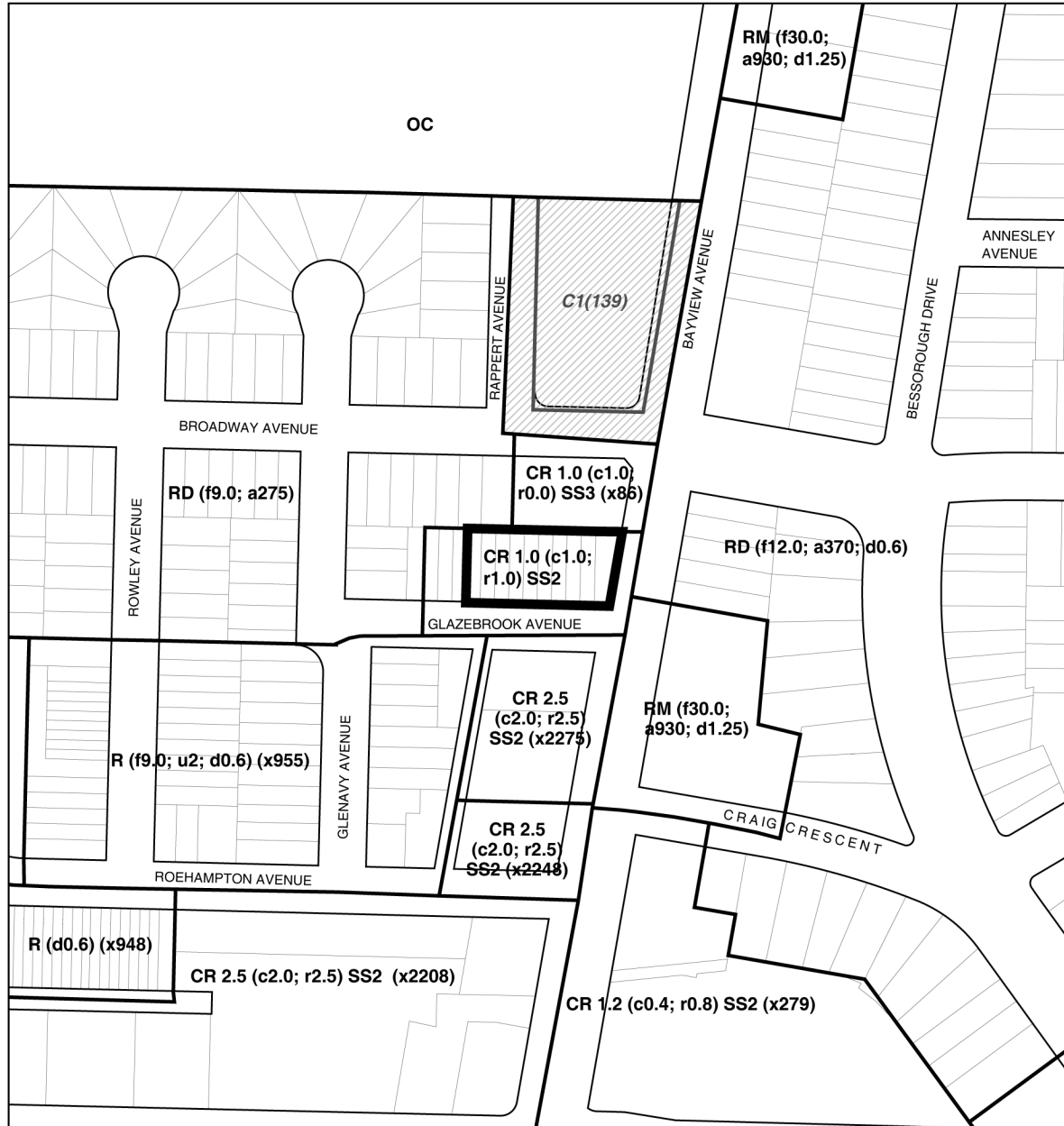
Attachment 9: Yonge-Eglinton Secondary Plan Midtown Transit Station Areas



Attachment 10: Yonge-Eglinton Secondary Plan Midtown Land Use Plan



Attachment 11: Zoning By-law No. 569-2013 Map



Zoning By-law 569-2013

2-20 Glazebrook Avenue

File # 22 177066 NNY 15 0Z

Location of Application

- R Residential
- RD Residential Detached
- RM Residential Multiple
- CR Commercial Residential
- OC Open Space Cemetery

See Former City of North York By-law No. 7625
C1 General Commercial Zone



Not to Scale
Extracted: 07/20/2022

Attachment 12: Zoning By-law No. 7625 Map



Zoning By-law 7625

2-20 Glazebrook Avenue

File # 22 177066 NNY 15 0Z



Location of Application

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

- R7 One-Family Detached Dwelling Seventh Density Zone
- C1 General Commercial Zone
- CEM-1 General Cemetery Zone

See Former City of Toronto By-law No. 438-86

- R2 Residential District
- R1S Residential District
- CR Mixed-Use District

See Former Borough of East York By-Law 1916

- R1B Low Density Residential
- R3A High Density Residential
- C1 Commercial - General
- MRC Mixed Use Residential Commercial (Site Specific)



Not to Scale
Extracted: 07/20/2022