

1141 Roselawn Avenue – Official Plan and Zoning Amendment Application – Request for Direction Report

Date: February 7, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 – Eglinton-Lawrence

Planning Application Number: 21 251175 NNY 08 OZ

SUMMARY

On December 23, 2021, an Official Plan and Zoning By-law Amendment application was submitted and subsequently deemed complete on December 31, 2021. The application seeks to permit an 11-storey residential building with 9,689 square metres of residential GFA, 133 units, 94 vehicle parking spaces, and 163 bicycle parking spaces.

On July 7, 2022, the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 120-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 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 Official Plan and Zoning By-law Amendment appeal for the lands at 1141 Roselawn 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 final form and content of the draft Official Plan and Zoning By-laws are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;

- b) the Owner has submitted to the Chief Engineer & Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a revised Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
- c) the Owner has made satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer & Executive Director of Engineering and Construction Services;
- d) the Owner has provided space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.10;
- e) the Owner has submitted to the Chief Engineer & Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the Official Plan Amendment and rezoning applications, a gas investigation report and a certified letter that is signed and stamped by a qualified person, for the possible presence of methane gas on the property; and,
- f) the Owner has submitted a revised Transportation Demand Management (TDM) Plan to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, and that such matters be secured if required.

3. 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 North York Community Council on April 20, 2022, authorizing staff to continue to work with the Applicant to revise the proposal to such a time that the development can be supported by staff. The decision of the North York Community Council can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.NY31.16>.

SITE AND SURROUNDING AREA

Site Description and Dimensions: The site is located at 1141 Roselawn Avenue (the "Subject Lands"). The rectangular site is approximately 0.19 hectares in size, has a frontage of approximately 55 metres on Roselawn Avenue to the north and approximately 55 metres on the York Beltline Park to the south. The site has a depth of approximately 35 metres.

Existing Use:

The subject site currently contains a single storey service/industrial building which is proposed to be demolished and an associated parking lot.

Surrounding uses include:

North: Immediately north of the site is Roselawn Avenue and residential uses. The area further north is commercial and industrial development.

East: The lands to the east of the site consists of a car dealership and service centre, Dufferin Street, and residential uses.

South: Immediately south of the site is the York Beltline Trail. The area further south consists of residential development.

West: The lands to the west of the site include residential and commercial development.

THE APPLICATION

Description

Height: 11 storey (37.1 metres, including a 3.0 metre mechanical penthouse) residential building.

Density (Floor Space Index): 5.01 times the area of the lot.

Unit count: 133 dwelling units (27 bachelor units (20%), 58 one-bedroom units (44%), 37 two-bedroom units (28%) and 11 three-bedroom units (8%).

Additional Information

See Attachments 1-7 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.

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/>

Reasons for Application

An Official Plan Amendment application proposes a site specific policy that amends the *Neighbourhoods* height requirement which prescribes a maximum height of 4 storeys to allow for the proposed 11-storey development.

A Zoning By-law Amendment application proposes to incorporate the Subject Lands into Zoning By-law 569-2013. The proposed zoning by-law includes site specific performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law 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 not yet been submitted.

POLICY CONSIDERATIONS

Official Plan Designation: The site is designated *Neighbourhoods* in the Official Plan.

Zoning: The site is subject to the former City of York Zoning By-law 1-83. The site is zoned R2 S16 (361), with a density of 0.6 times the area of the lot and a height limit of 11.0 metres.

Additional information:

See Attachment 6 for applicable policy documents.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on March 3, 2022. Approximately 40 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- height;
- massing;
- shadowing;
- traffic; and,
- parking.

In the Preliminary Report, staff recommended that the Applicant continue to consult with the community as changes are made to the proposal to address community concerns. It was advised that the Applicant seek an opportunity to have a second CCM when subsequent resubmissions are submitted.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth Plan. The PPS requires development which may cause environmental or public health and safety concerns to be avoided. As stated in Methane Testing subsection of this report, a methane testing report has not been submitted. Until this is submitted, Staff find that the proposal is not consistent with the PPS and does not conform with the Growth Plan. This may change with the submission of a methane testing report. 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 to provincial plans.

Land Use

The Subject Lands are designated *Neighbourhoods* which are physically stable areas made of lower scale residential uses and up to 4-storey walk-up apartments. Other low scale uses local community uses are also contemplated. The Official Plan Amendment proposes to add a site and area specific policy to permit a building of up to 11-storeys in height.

The Subject Lands about a property designated *Mixed Use Areas* (Audi York at 2462 Dufferin Street) and presently support a one-storey industrial building. To the west, are grade related townhouses and auto repair facility and then low rise dwellings. The existing grade related townhouses establishes a transition in scale of development to the east. Given the location, current use of the property, and built context, the Subject Lands may be considered transitional and may support a more intensified infill building at this location subject to addressing the issues noted below. Subject to revisions, a more intensified form of development could be compatible with its physical context and will not affect nearby *Neighbourhoods* in a manner contrary to the neighbourhood protection policies in the Official Plan.

Built Form

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan as well as relevant design guidelines.

The proposed 11 storey building has a height of 37.1 metres, including a 3.0 metre mechanical penthouse. The building includes live-work units on the ground floor, facing north towards Roselawn Avenue and south towards the York Beltline Trail. The residential units are above. The lower five storeys of the building takes up most of the width of the property, with stepbacks to the upper portion of the building above the fifth storey. The upper floors also step back from Roselawn Avenue, starting above the third storey. The building is clad in dark grey masonry with accent panels in white concrete, charcoal perforated metal, and silver aluminum. The main building entrance is from Roselawn Avenue and vehicle access is via a driveway to the underground parking garage on the east side of the building. Each live-work unit includes a terrace. Outdoor amenity space is included at the rear of the building, on ground level and the roof of the ground floor. The ground level outdoor amenity space is partially covered by the outdoor amenity space above.

The proposed building height exceeds the width of Roselawn Avenue, casts shadows on neighbouring buildings, and creates an abrupt transition to the lower surrounding building heights. The 11th floor and mechanical penthouse are partially within the 45 degree angular plane from Roselawn Avenue. Reducing the overall building height and strategic parts of the building to provide varied heights would reduce the shadow impacts and improve the compatibility of the building with the surrounding neighbourhood.

The site organization needs to be revised to increase the front, side, and rear setbacks and stepbacks, reduce the rear retaining wall, and improve the building interface with the York Beltline Trail.

The proposal provides for a blank wall condition for the first five storeys of the building along the east elevation. In this regard, the Owner should ensure that blank walls are finished with appropriate materials and detailing. Aluminum metal and corrugated steel cladding are discouraged. Overall, the building design should be improved to better integrate with the surrounding existing and planned contexts and exhibit a higher level of design excellence.

Unit Mix

As described in the Application section of this report, the proposed building has 133 dwelling units, including 27 bachelor units (20%), 58 one-bedroom units (44%), 37 two-bedroom units (28%), and 11 three-bedroom units (8%). The City's Growing up Guidelines state that in a residential building, a minimum of 15% of the units should have two bedrooms and 10% should have three bedrooms. The proposed building exceeds the target for two bedroom units but misses the target for three bedroom units. The Owner should update the proposal to achieve all of the targets.

Landscaping

Generous landscaping should be provided, including naturalized plantings. The proposed site layout does not provide adequate landscape buffers to align with neighbouring buildings. Increased side yard landscape buffers and additional tree plantings are recommended.

Parks staff have advised that direct access from the proposed building to the adjacent parkland to connect to the York Beltline Trail may add complications from a liability perspective and result in increased maintenance costs. The Owner should redesign this aspect of the site plan.

Streetscape

The interface of the building with the Roselawn Avenue streetscape can be improved by emphasizing the prominence of the ground floor live-work units through a variety of design measures including material differentiation, articulation between the ground floor and floors above, adding entrance canopies, etc. Each live-work unit is accessed by steps. Staff encourage the Owner to improve accessibility to these units as much as possible.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and have been reviewed by Engineering and Construction Services (ECS). ECS is generally satisfied that there is adequate capacity in the existing municipal infrastructure to accommodate the proposed building, however they have technical comments that will need to be addressed through a revised FSR. The Owner is proposing to discharge groundwater, which will require an application for an exemption to Toronto Water. The applicant must provide revised plans and reports for review and acceptance as outlined in the ECS memo, dated February 24, 2022.

In the event that the OLT allows the Official Plan Amendment and Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the following:

- submit to the Chief Engineer & Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a revised Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
- make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer & Executive Director of Engineering and Construction Services; and,
- provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681.10.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

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 Strategy's methodology, the development site is currently in an area with 4 -12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person (2016).

The Applicant 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. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the First Above Grade Building Permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

The Application is subject to the provisions of the City of Toronto Municipal Code. City Council has adopted the objective of increasing the existing 17% tree canopy coverage in Toronto to between 30% and 40%. As such the retention of existing trees and planting of large growing shade trees on both public and private lands should be an important objective for all development projects. An Arborist Report and Tree Inventory and Preservation Plan were submitted by the Applicant.

The Applicant proposes six deciduous trees within the Roselawn Avenue right-of-way and seven deciduous trees in the outdoor amenity space on the second floor (the roof of the ground floor). The proposal does not allow the Applicant to achieve suitable soil

volumes on the property and is inconsistent with Council's objectives concerning tree cover. The required soil volume on this property is 351 cubic metres. The Landscape Plan indicates 221 cubic metres, of which none is on private property. The soil volume on the second floor amenity area is not included in the total. The Applicant should demonstrate that an additional 130 cubic metres of soil volume and trees can be provided on private property.

Indoor/Outdoor Amenity Space

The application is proposing a total of 330 square metres of indoor amenity space and 223 square metres of outdoor amenity space, for a total of 553 square metres. This is approximately 4.2 square metres per unit.

Zoning By-law 1-83 requires a minimum of 2.0 square metres per unit each of indoor and outdoor amenity space, and Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit. This is a more current standard for amenity space. The proposed amount of amenity space complies with City's standard for quantity of amenity space for a residential building. A portion of the outdoor amenity space at grade is covered by a portion of the outdoor amenity space on the roof of the ground floor. This does not appear to be a desirable amenity space and should be redesigned.

The City's Growing Up Guidelines recommend design features in vertical communities that support families with children, including adequate large units, the design of amenity space, and building circulation. Similarly, the Pet Friendly Guidelines recommend pet wash stations, dog friendly outdoor areas, and other features to support residents with pets. The programming of indoor and outdoor amenity spaces should be in keeping with the Growing Up Guidelines and Pet Friendly Guidelines.

Parking and Loading

A total of 94 vehicle parking spaces and 163 bicycle parking spaces are proposed in a two-level below-grade parking garage, accessed from Roselawn Avenue. A type-G loading space is proposed on the ground floor.

A Transportation Impact Study was submitted for the site and is currently under review by Transportation Services. Solid Waste Services staff noted that the proposed loading space must be revised in length and width, and require plans to be revised to demonstrate that the staging pad and vehicle movement would meet the City's standards. The applicant needs to demonstrate that the proposed parking and loading is appropriate for this site.

Transportation Demand Management (TDM)

Transportation Demand Management (TDM) measures are aimed at encouraging people to take fewer and shorter single occupancy vehicle trips to reduce congestion, energy consumption and pollution. Typical TDM policies and programs include, but are not limited to: parking supply management strategies (such as reduced parking provision) in combination with car sharing/bike sharing; school/trip planning; development-related transit initiatives; and cycling programs and expansion of the city-wide cycling networks.

Appropriate TDM measures have not been proposed for this development based on the Toronto Green Standard v3 requirements.

Methane Testing

The ECS memo, dated February 24, 2022, noted that methane testing is required as the Subject Lands fall within 250 metres of a closed municipal landfill. To date, a study has not been provided. In this regard, the proposal is not supportable at this time.

Electro Magnetic Field

A Hydro One transmission corridor is located in the Beltline Trail right of way, approximately 15 metres from the property line of the Subject Lands and approximately 22 metres from residential units. The City's prudent avoidance policy aims to reduce childhood exposure to EMF in and adjacent to hydro corridors with transmission lines by encouraging actions that can increase protection or reduce exposure at little or no additional cost. The submitted EMF Site Survey recommends that the magnetic field be remeasured during construction. Should the readings indicate the possibility of exceeding 10 milligauss (mG), the Survey further recommends considering the use of electromagnetic shielding to be installed on the surface of the building facing the transmission line. There is also a further recommendation of the review of building plans for internal sources of EMI interference.

The EMF Site Survey has been circulated to Toronto Public Health staff for review. From an implementation perspective, staff notes that the recommendation above to address mitigation matters at the time of construction may not be appropriate. At such time, the form of development would have been established through the zoning by-law amendment. Further, the identification of EMF mitigation measures would be after Site Plan approval and are beyond the scope of OBC requirements. As such, it is more appropriate to ensure that the proposal falls within the City's requirements and appropriate mitigation measures identified through this development application process and, where appropriate, through the Site Plan application process.

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 deputation 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, and applicable City guidelines intended to implement Official Plan policies.

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.

CONTACT

Marty Rokos, Senior Planner
Tel. No. 416-395-7127
E-mail: Marty.Rokos@toronto.ca

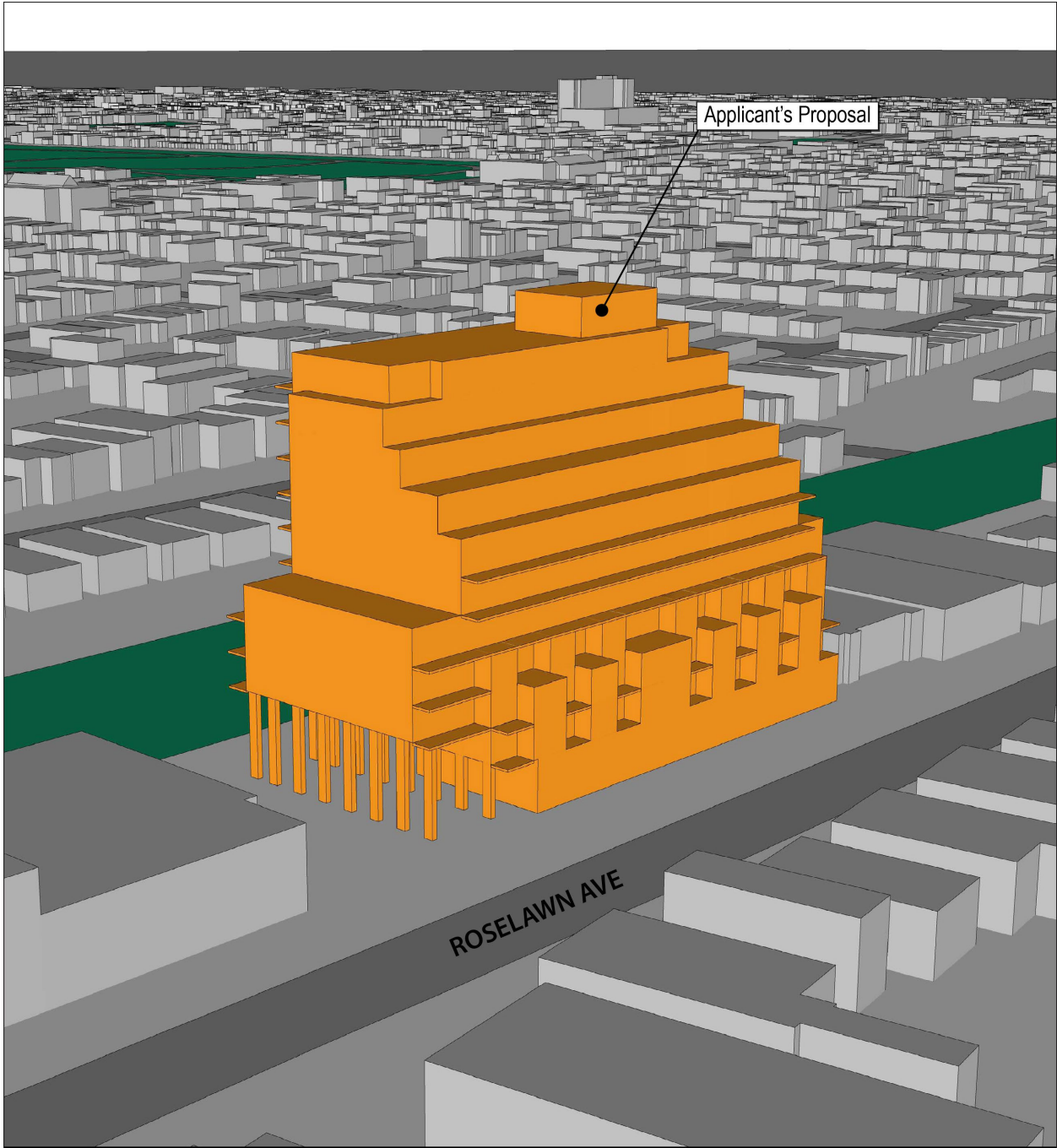
SIGNATURE

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

ATTACHMENTS

Attachment 1a: 3D Model of Proposal in Context - Southwest
Attachment 1b: 3D Model of Proposal in Context - Northeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law 1-83 Map
Attachment 6: Application Data Sheet
Attachment 7: Policy Considerations

Attachment 1a: 3D Model of Proposal in Context – Southwest

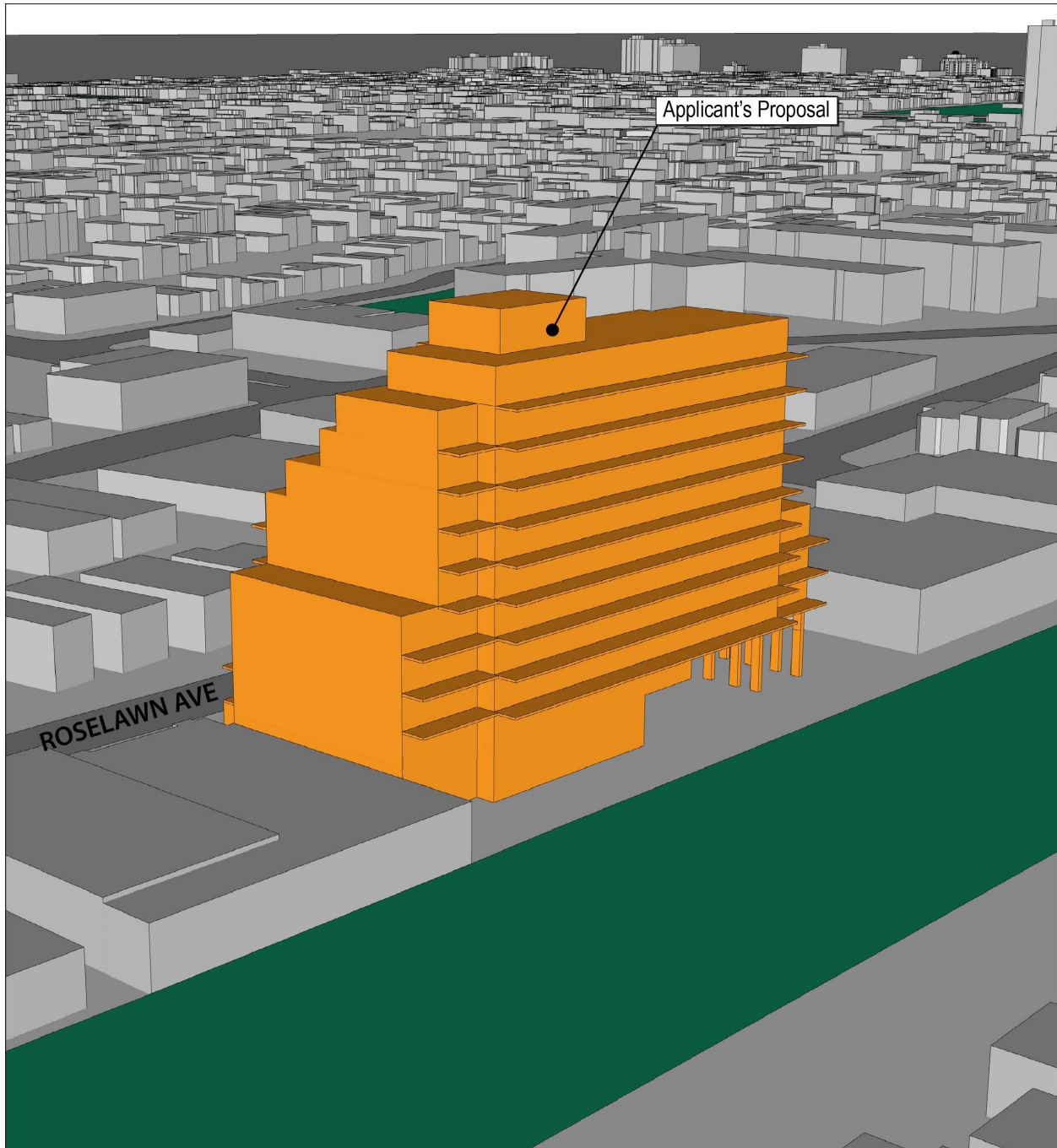


View of Applicant's Proposal Looking Southwest



01/17/2022

Attachment 1b: 3D Model of Proposal in Context - Northeast

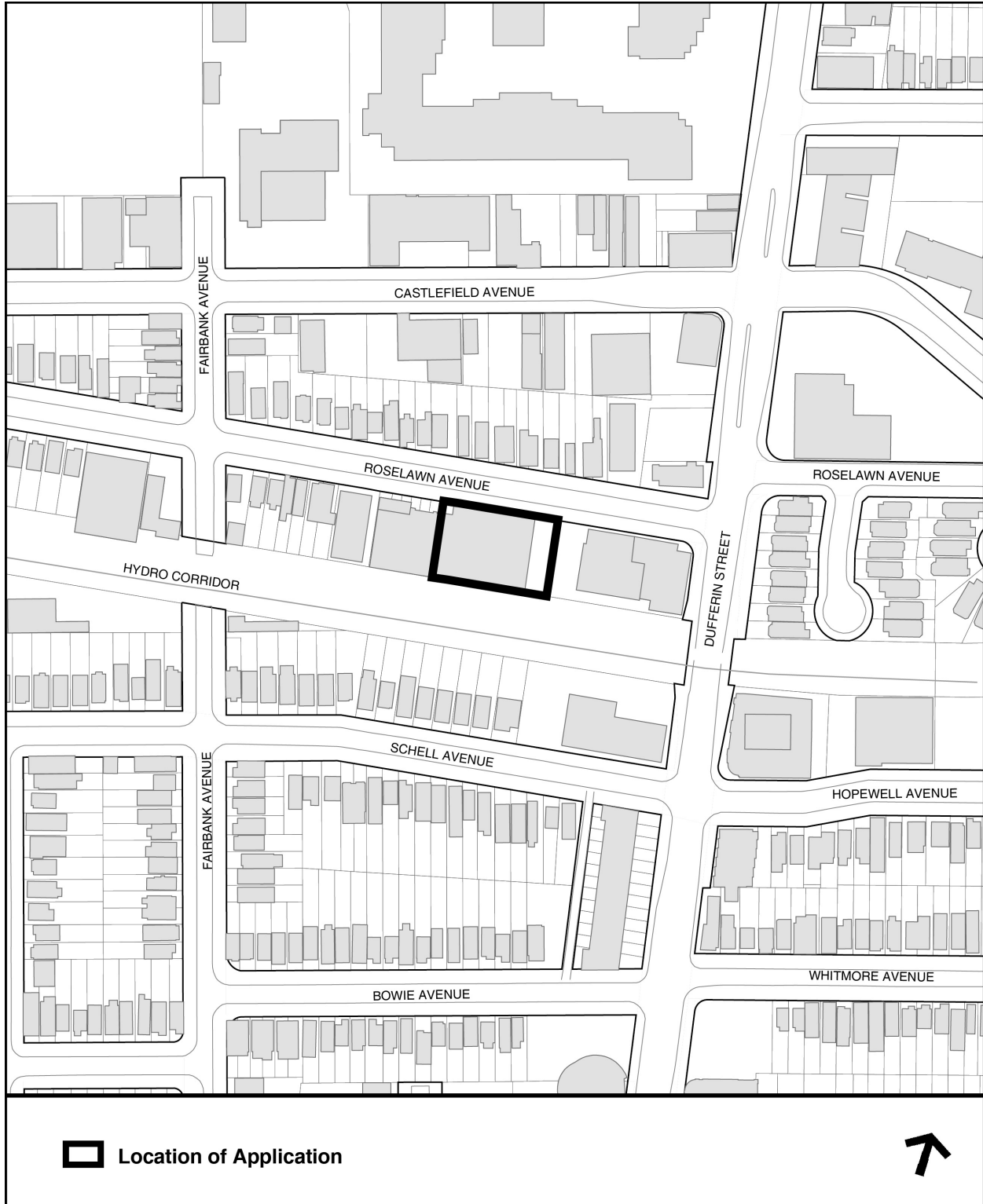


View of Applicant's Proposal Looking Northeast

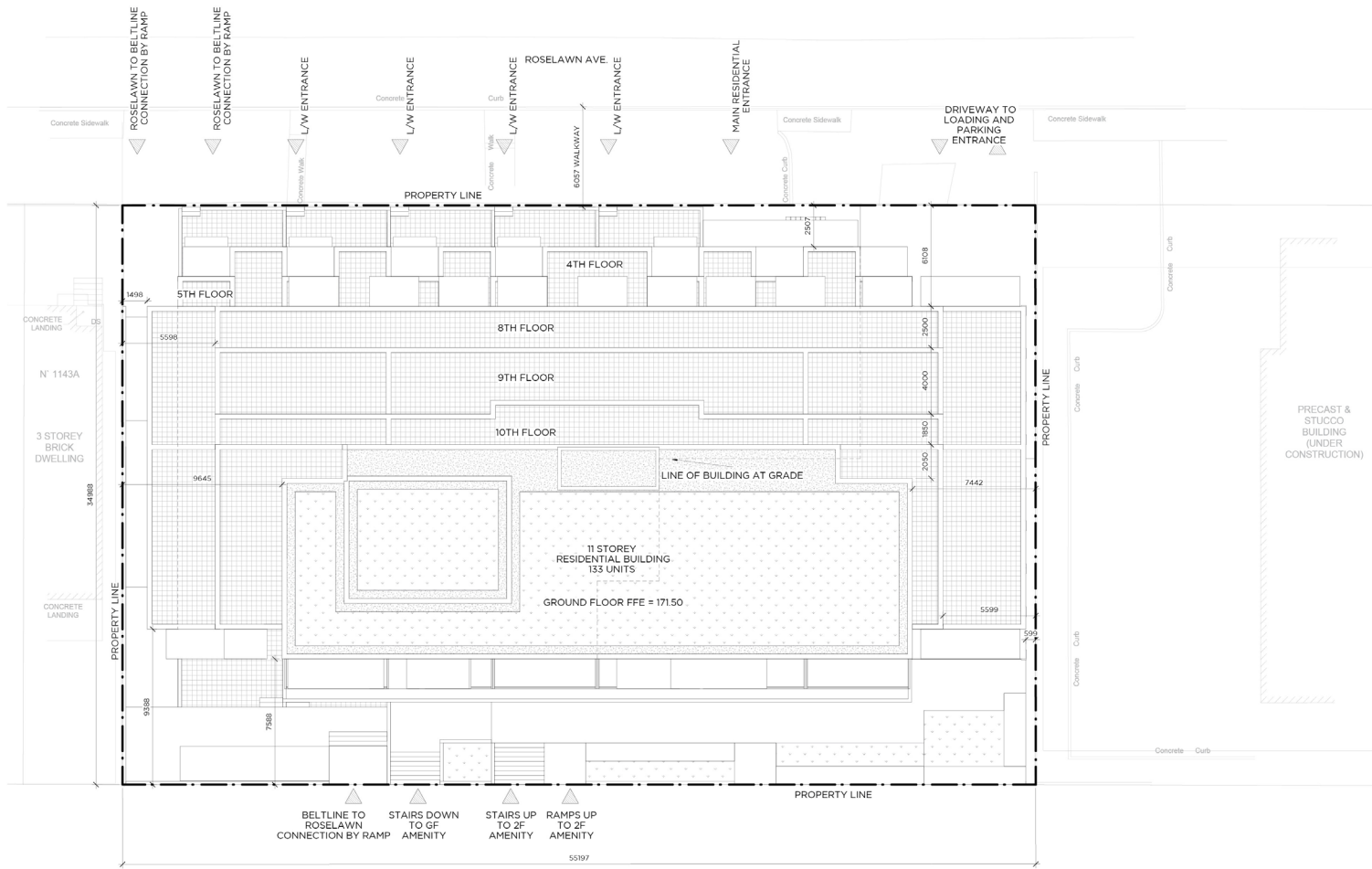


01/17/2022

Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan 

Attachment 4: Official Plan Map



Official Plan Land Use Map #17

1141 Roselawn Avenue

File # 21 251175 NNY 08 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- General Employment Areas
- Core Employment Areas

Not to Scale
 Extracted: 01/04/2022

Attachment 5: Zoning By-law 1-83 Map



Zoning By-law 1-83

1141 Roselawn Avenue

File # 21 251175 NNY 08 0Z

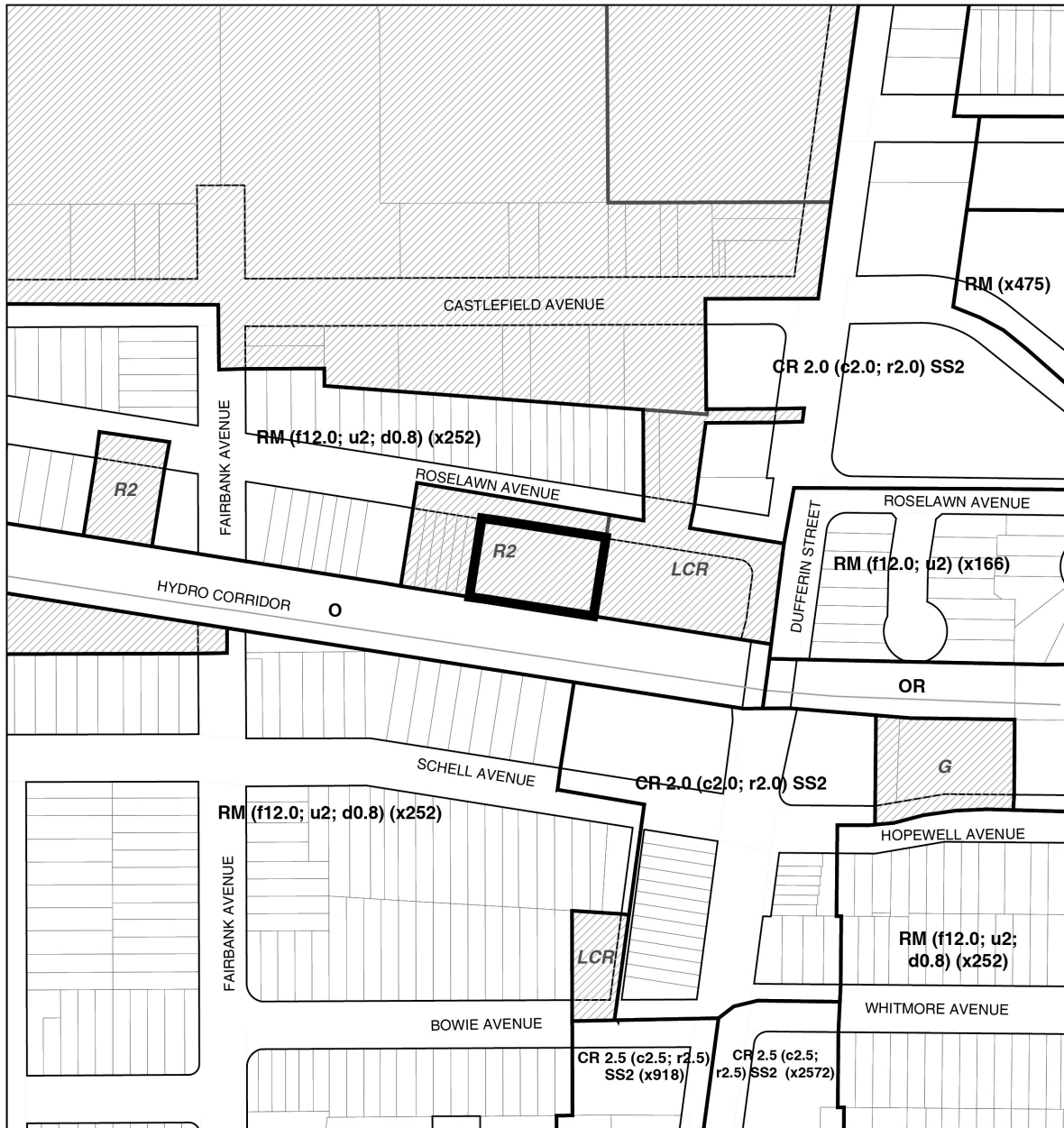
Location of Application

- | | |
|----------------------------------|-------------------------------|
| R2 Residential Districts | PE Prestige Employment Zone |
| R3 Residential Districts | CE Commercial Employment Zone |
| LCR Local Commercial Residential | G Green Open Space |
| MCR Mixed Commercial Residential | |



Not to Scale
Extracted: 01/12/2022

Attachment 6: Application Data Sheet





Zoning By-law 569-2013

1141 Roselawn Avenue

File # 21 251175 NNY 08 0Z

-  Location of Application
- RM** Residential Multiple
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of York By-law No. 1-83
- R2** Residential Districts
- LCR** Local Commercial Residential
- PE** Prestige Employment Zone
- CE** Commercial Employment Zone
- G** Green Open Space


 Not to Scale
 Extracted: 01/04/2022

Attachment 7: Policy Considerations

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 provincewide 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."

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.

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 application is located on lands designated *Neighbourhoods* on Map 17 of the Official Plan. Refer to Attachment 4: Official Plan Map. *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale shops serving the needs of area residents. Policy 4.1 provides that development in Mixed Use Areas will, amongst other matters:

- Respect and reinforce the existing physical character of each geographic neighbourhood;
- Have regard for both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*;
- Have heights, massing, setbacks, and scale that are respectful of those permitted by zoning for nearby residential properties;
- Provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- Front onto existing or newly created public streets wherever possible;
- Provide safe, accessible pedestrian walkways from public streets; and
- Locate, screen and wherever possible enclose service areas and garbage storage and parking so as to minimize the impact on existing and new streets and on residences.

Policy 3.4.1 e) of the Official Plan requires city building activities to be environmentally friendly, based on reducing the risks to life, health, safety, property, and ecosystem health associated with contaminated lands. Policy 3.4.23 states that before development occurs within 500 metres of a former waste disposal site, potential adverse impacts will be identified and assessed through a study and any needed remediation or mitigation measures will be identified and implemented.

Official Plan Amendment 479 – Public Realm and Official Plan Amendments 480 (Built Form)

On September 11, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

Zoning By-laws

The site is subject to the former City of York Zoning By-law 1-83. The site is zoned R2 S16 (361), with a density of 0.6 times the area of the lot and a height limit of 11.0 metres. A draft zoning by-law amendment with site-specific provisions has been submitted in order to bring the site into Zoning By-law No. 569-2013. The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planningdevelopment/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Growing Up: Planning for Children in Vertical Communities

In July 28, 2020, Toronto City Council adopted the Growing Up Urban Design Guidelines, which is applicable to the proposed development. The guidelines seek to integrate family oriented design into the new multi-unit developments. One of the objectives of the guidelines is to ensure that new developments have a variety of housing to meet the needs of people in all stages of life. The Growing Up Guidelines can be found at:

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

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 skyview, 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-planguidelines/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>.

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-CityPlanningPetFriendlyGuidelines.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 drawing and through a Site Plan Agreement or Registered Plan of Subdivision.

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 1.0 is no longer in effect. Older applications must be upgraded. TGS Version 2.0 is for new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0 is for new applications received on or after May 1, 2018. Visit

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