

20 Stonehill Court – Zoning Amendment – Decision Report - Approval

Date: October 31, 2023

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 22 - Scarborough-Agincourt

Planning Application Number: 21 204794 ESC 22 OZ

SUMMARY

This application proposes infill development at 20 Stonehill Court to permit construction of a 29-storey residential building on the south side of the property facing Warden Avenue and an 11-storey mixed-use building on the north side of the property facing Finch Avenue East. The existing 13-storey rental apartment building located at the centre of the site is proposed to remain.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). It also conforms with the Official Plan.

This report recommends approval of the application to amend the Zoning By-law. The application would facilitate construction of 462 additional residential dwelling units, provide local economic opportunities and services through the addition of three retail units, provide access to new indoor and outdoor amenity spaces for existing residents, and provide two Privately-Owned Publicly Accessible Spaces accessible to the broader community.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 20 Stonehill Court substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

3. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the *City of Toronto Act, 2006*, and secured in a Site Plan Agreement with the City, as follows:

a. The owner's agreement to provide and maintain the existing 153 rental dwelling units at 20 Stonehill Court as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and,

b. The owner's agreement to improve the existing rental building at 20 Stonehill Court, at its sole expense and at no cost to tenants, as follows:

1. Renovation of main entrances (west and east entrances) including accessibility upgrades.
2. Main lobby renovation including lounge seating.
3. New exterior double pane glass windows and doors (including frames) throughout the building.

c. Access to new outdoor amenities and ground floor indoor amenities in the proposed new buildings for tenants of the existing rental apartment building; and

d. Prior to Site Plan Approval, the owner shall submit a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

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 pre-application meeting was held on February 25, 2021. The current application was submitted on August 26, 2021 and deemed complete on September 22, 2021. A Preliminary Report on the application is available here: [Preliminary Report - 20 Stonehill Court - Zoning By-law Amendment Application \(toronto.ca\)](#). Staff conducted a Community Consultation Meeting for the application on July 6, 2022. Feedback from the community consultation is summarized in the Comments section of this Report.

THE SITE

Description: The site is rectangular in shape and located on the southeast corner of Finch Avenue East and Warden Avenue (see Attachment 2 for a Location Map). The lands are generally flat with a gradual slope from the northern end of the property down to the southern end of the property. The lands are approximately 1.35 hectares in size with frontages of approximately 196 metres on Warden Avenue, 72 metres on Finch Avenue East, and 40 metres on Stonehill Court.

Current Uses on Site: 13-storey apartment building with surface parking and landscaped setbacks.

Surrounding Uses:

North: A small commercial plaza with retail and office uses is located opposite the site. A major commercial shopping centre (Bridlewood Mall) is located at the northwest quadrant of Finch Avenue East and Warden Avenue.

West: Place of worship, cemetery, seniors services centre and seniors housing, and a residential apartment building.

South: Residential apartment tower.

East: Low-rise residential uses.

PROPOSAL

Description: This Zoning By-Law Amendment application proposes to permit infill development of two new buildings, a 29-storey residential building fronting Warden Avenue (Building A) and an 11-storey, mixed-use building fronting Finch Avenue East (Building B). Building A is a point tower on top of an 8-storey base building. Building B is a rectangular shaped mid-rise building framing the adjacent right of way with a 3-storey base building. The existing 13-storey rental apartment building and associated underground parking would remain.

Density: The total site density, including the existing building, is 3.8 FSI. The proposed total new Gross Floor Area is 32,083 square metres, consisting of 22,792 square metres in Building A and 9,291 square metres in Building B. The total Gross Floor Area of the site together with the existing building would be 51,172 square metres.

Dwelling Units: A total of 462 new residential dwelling units are proposed, consisting of 334 units in Building A and 128 units in Building B. Together with the existing 153 dwelling units, there would be a total of 615 residential dwelling units on the site. The new residential units would be comprised of 316 (69%) one-bedroom, 99 (21%) two-bedroom, and 47(10%) three-bedroom units.

Non-residential uses: Three retail units are proposed at the northwest corner of the site facing the major intersection of Warden Avenue and Finch Avenue East, comprising a total non-residential Gross Floor Area of 248 square metres.

Amenity: A total of 2,539 metres of amenity area is proposed across the entire site. This is comprised of 1,234 square metres of indoor amenity area and 1,305 square metres of outdoor amenity space. This results in an average rate of 2.1 metres of outdoor amenity space per unit and 2.0 metres of indoor amenity space per unit.

Privately-owned publicly accessible spaces: A 346-square metre privately-owned, publicly accessible open space is provided at the intersection of Finch Avenue East and Warden, and a publicly accessible landscaped walkway (329-square metres) is provided along the southern edge of the property providing a pedestrian connection between Stonehill Court and Warden Avenue.

Access, Parking and Loading: Vehicle access is provided from Stonehill Court on a shared driveway. Additional pedestrian access to the buildings is provided on pathways from Finch Avenue East and Warden Avenue. 224 vehicle parking spaces (including 2 car share spaces) are provided for residents and visitors of the new buildings. 123 vehicle parking spaces would serve the existing building. 2 Type G loading spaces are provided. 392 bicycle parking spaces are provided for the new buildings and 36 bicycle parking spaces are provided for the existing building.

Additional Information: See Attachment 1 of this report to view the application data sheet, and Attachments 7-17 to view a simplified site plan, elevations, and three-dimensional representations of the proposal in context. 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: www.Toronto.ca/20StonehillCrt.

Reasons for Application

A Zoning By-law Amendment is required to facilitate this development proposal and establish performance standards related to maximum building height, density, setbacks, separation distance between buildings, landscaped area, and parking.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale
- 3D Modelling
- Architectural Plans
- Civil and Utilities Plans
- Draft Zoning By-law Amendment
- Energy Modelling

- Energy Strategy Report
- Geotechnical Study
- Community Services and Facilities Study
- Hydrogeological Report
- Landscape and Lighting Plans
- Pedestrian Level Wind Study
- Shadow Study
- Project Data Sheet
- Public Consultation Strategy
- Functional Servicing and Stormwater Management Report
- Private Water Foundation Drainage Study
- Sanitary Capacity Analysis
- Survey Plans
- Noise Impact Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Arborist Report
- Tree Preservation Plan
- Housing Issues Report
- Rental Declaration of Use and Screening Form
- Draft Reference Plan

The supporting materials submitted in support of this application are available on the Application Information Centre (AIC) at the following link:
www.Toronto.ca/20StonehillCrt.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given had an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY & REGULATION 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 (2020), and shall

conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is *Apartment Neighbourhoods*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy No. 347 (SASP 347):

The lands are located within the Finch Warden Revitalization Study area (SASP 347). SASP 347 is an outcome of the Finch Warden Revitalization Study completed in 2010 with an intent to support private and public investment in the renewal of the study area. The SASP outlines a community vision and establishes parameters for redevelopment and intensification within the study area which included sites fronting on or in close proximity to Finch Avenue East between Victoria Park Avenue and Birchmount Avenue (see Attachment 6: Finch Warden Revitalization Study Area Map). In addition to SASP 347, City Council adopted Urban Design Guidelines to support the implementation of the policies. The decision of City Council can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.SC37.30>

Zoning

The site is zoned Residential Apartment Commercial (RAC (au89.0) (x79)) under Zoning By-law 569-2013. The RAC zone permits small-scale commercial and community uses on apartment building sites, in addition to uses already permitted in the Residential Apartment zone.

The existing zoning requires a minimum of 89 square metres of lot area per dwelling unit, a maximum building height of 54 metres, a maximum FSI of 1.5, and a maximum lot coverage of 40 percent. 1.1 parking spaces are required per dwelling unit. Minimum required building setbacks are 18 metres from Finch Avenue East and Warden Avenue, 9 metres from other streets, and half the building height from side or rear lot lines. Parts of a building below grade must be setback a minimum of the greater of 3 metres or the floor of the building structure at-grade. The minimum separation distance between two residential buildings is equal to a distance of half the total combined height of the two buildings. An area equal to no less than 45% of the gross floor area of all buildings on the lot must be landscaping.

See Attachment 5 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- City-Wide Tall Building Guidelines
- Mid-Rise Building Performance Standards and Addendum;
- Finch-Warden Urban Design Guidelines
- Retail Design Manual;
- Growing Up: Planning for Children in New Vertical Communities;
- Accessibility Design Guidelines;
- Bird Friendly Guidelines;
- Best Practices for Effective Lighting;
- Pet Friendly Design Guidelines for High Density Communities.

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.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application (File: 22 138775 ESC 22 SA) was submitted on April 27, 2022 and is being reviewed concurrently with this application.

Consent

A consent application (B0038/22SC) was submitted on December 19, 2022 to sever the land into three lots and create easements for the purposes of vehicular and pedestrian access. Community Planning staff have requested the applicant to place the consent application on hold until completion of the rezoning application, and as such, the application has not yet been heard by the Committee of Adjustment.

COMMENTS

Provincial Policy Statement and Provincial Plans

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 (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies and Site and Area Specific Policy 347 described in the Policy and Regulation Considerations section of the report and the policies of the Official Plan as a whole.

The *Apartment Neighbourhoods* designation of the Official Plan recognizes that, while built up Apartment Neighbourhoods are stable areas where significant growth is not anticipated on a city-wide basis, opportunities exist where compatible infill development which improves the existing site conditions may be permitted.

The proposed uses will provide additional housing and contribute to quality of life by providing small-scale retail opportunities to serve the needs of area residents consistent with the *Apartment Neighbourhoods* designation.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations section of the report.

Given the large size of the site and the orientation of the existing building, the subject site can accommodate intensification that will result in a good quality of life for both new and existing residents while making efficient use of land, resources, infrastructure, and other public service facilities. The proposed density of 3.8 FSI is accommodated in a form that is compatible with its surrounding context and makes efficient use of land resources that would otherwise be underutilized.

The massing of Building A provides an 8-storey base building that contributes to a pedestrian scale along Warden Avenue, frames the public realm, and reduces pedestrian level wind impacts. Consistent with Official Plan built form policies in Chapter 3.1.3, the tower element is stepped back from the podium and is strategically located to reduce the physical and visual impacts of the tower on the public realm while maximizing separation distances from existing towers. Through the review of the application, the tower floor plate of Building A has evolved from approximately 850 square metres originally proposed to 750 square metres in accordance with the Tall Building Guidelines. This reduced floorplate will provide appropriate separation distance between Building A and the existing apartment buildings to the north and south, reduces the width of the tower's shadow, and provides for an increase in privacy for new and existing residents.

The 11-storey mid-rise building at the northeast corner of the site with a 3-storey base building will frame Finch Avenue East with a comfortable pedestrian scale. The building is massed with an approximate 1:1 height to right-of-way ratio, which, together with the 5.5 metre setback and 1.5 metre stepback above the third floor, will limit shadowing on the north side of the Finch Avenue sidewalk and meet the recommended minimum of 5 hours of direct sunlight per day in accordance with the Mid-Rise Building Performance Standards.

Upon review of the application, staff are satisfied that the proposed building heights and overall density can be appropriately accommodated on the site.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations section of the report.

During March 21st and September 21st, the new buildings would cause shadowing on the west side of Warden Avenue and the north side of Finch Avenue East in the morning, the subject site's outdoor amenity area and the existing apartment building on the site in the early afternoon, and the sidewalk along Stonehill Court on the *Apartment Neighbourhood* to the east in the mid-late afternoon period. The POPS at the northwest corner of the site will have full access to sunlight in the afternoon and evening periods.

The pedestrian level wind study predicts that the site will be comfortable under normal wind conditions throughout the year. Wind mitigation was incorporated into the development design, including podiums and stepped facades, narrow/angular facades, overhangs, balconies, and landscaping.

Under high wind conditions, localized areas near building corners and gaps will have windy conditions occasionally, but these conditions will generally remain appropriate for the intended purpose. The wind study recommends additional mitigation for the secondary residential entrance to Building A, the POPS at the northwest corner, and the outdoor amenity spaces. Appropriate mitigation plans for these areas will result in more comfortable conditions suitable for the intended uses throughout the year. Staff will continue to monitor wind mitigation measures through the Site Plan application.

Given the existing and the planned context for the subject property and the surrounding area, the sun, shadow, and wind impacts can be supported by staff.

Traffic Impact, Access, Parking

A Transportation Impact Study (TIS) prepared by Crozier Consulting Engineers, dated August 2021, and subsequent addendum letters, dated April 2022, February 2023, and August 2023, were submitted to evaluate the effects of the development on the transportation system and determine if any transportation improvements are necessary to accommodate the transportation impacts of the development.

The report estimates that the proposed development will generate approximately 86 and 82 two-way vehicular trips during the a.m. and p.m. peak hours respectively. To address traffic impacts, the TIS recommends signal timing changes at the intersection Finch Avenue East and Warden Avenue as well as Warden Avenue and Bridletowne Circle. Transportation Services staff have reviewed this traffic assessment and deem it to be acceptable. The proposed signal timing adjustments will be secured through the site plan application process.

Vehicle access is provided by a shared driveway from the existing entrance from Stonehill Court. Two type G loading spaces are provided which are acceptable to Transportation Services staff. The proposed servicing and loading areas are incorporated into the new buildings and are located away from the public frontages of Warden Avenue and Finch Avenue East to minimize their impact on the major streets. The shared vehicle access would be secured through the site plan application and though access easements in the consent application.

A total of 347 vehicle parking spaces are provided to serve the new buildings and the existing building. 224 vehicle parking spaces are provided for residents of the new buildings. Building A would provide a total of 167 parking spaces in three levels of underground parking and 2 car share spaces that would be accommodated at the ground level and provide an alternative to private car ownership. Building B would provide 57 parking spaces in one level of underground parking. 123 parking spaces are allocated for residents of the existing building, which are provided within the existing underground parking lot along with 5 surface parking spaces provided at grade.

The proposed total number of vehicle parking spaces is within the permitted parking rates for the area (Parking Zone B) in the new City-wide parking By-law 89-2022. The proposed Zoning By-law Amendment would apply the new rates found in By-law 89-2022 to the proposed and existing buildings.

The proposed 428 bicycle parking spaces for the new and existing buildings satisfy the required Toronto Green Standard (Version 3) and By-law 569-2013 parking requirements. The existing building does not currently provide bicycle parking for residents. 36 bicycle parking spaces (11 short-term and 25 long-term) are proposed for the existing building, which is an improvement upon existing conditions and will provide additional mobility options for existing residents.

The proposed development will improve pedestrian access within and around the site by providing a new mid-block pedestrian connection from Warden Avenue to Stonehill Court and a new pedestrian pathway to the existing building from Warden Avenue.

Streetscape

The proposed development would advance the public realm objectives of the Finch-Warden Revitalization Study by enhancing the public realm and bringing prominence to the streetscape at the corner of Finch Avenue East and Warden Avenue. The pedestrian realm at this major intersection would be framed by retail uses on Building B and expanded and enhanced through a privately-owned public space with landscaping and seating. The orientation of Building A and its primary pedestrian entrance on Warden Avenue will bring additional animation and prominence to the Warden Avenue streetscape. Further landscaping details will be secured through the site plan process.

Servicing

A Functional Servicing and Stormwater Management Report, Geotechnical Study and Hydrogeological Assessment Report were submitted in support of the application. The objective of these reports is to identify the municipal servicing and stormwater management requirements for the development and to demonstrate how each service will be accommodated by infrastructure.

Engineering and Construction Services staff have reviewed the reports and have determined that there is sufficient servicing capacity for water, sewer, and stormwater management infrastructure to support the development.

Economic Impact

The proposed three retail units will provide new economic opportunities on the site and improve access to convenient retail and services for local residents.

Housing Issues

Section 3.2. (Policy 1.5) and Section 4.2. (Policy 3) of the Official Plan states that compatible infill development that improves the existing site conditions and livability for existing residents may be permitted on a site containing existing rental buildings. The policies contemplate securing the rental tenure of the existing rental units, securing needed improvements and renovations to extend the life of any retained buildings to contribute to quality of life and revitalization efforts, and promoting environmental sustainability.

Staff conducted a site visit on September 29, 2022. A tenant survey was administered in October 2022 and yielded 22 responses. Tenant responses identified entrance and lobby upgrades (improving accessibility), and new amenity space suggestions (seating, fitness centre). In response, the owner has agreed to construct and provide the following:

- Renovated main entrances (west and east entrances) including accessibility upgrades;
- Main lobby renovation including lounge seating; and
- New exterior double pane glass windows and doors (including frames) throughout the building.

The applicant has agreed that the costs of all the improvements to the existing rental building and associated spaces listed above, including those already completed, will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board, for the purpose of obtaining an increase in residential rent above the applicable guideline.

A Construction Mitigation Strategy and Tenant Communication Plan prior to the issuance of a Notice of Approval Conditions for Site Plan Control approval. The submission would propose interventions to mitigate and minimize construction impacts on existing residents.

Unit Mix and Size

A total of 462 new housing units are proposed in two new buildings. Building A includes 226 (68 percent) one-bedroom units, 74 (22%) two-bedroom units, and 21 (10%) three-bedroom units and Building B includes 90 (70%) one-bedroom units, 25 (20%) two-bedroom units, and 13 (10%) three-bedroom units. By comparison, the existing building consists of a total of 153 rental units which includes 2 two-bedroom units (1%) and 151 three-bedroom units (99%).

The proposed unit mix adequately supports the unit mix objectives of the Growing Up Guidelines, the 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.

Amenity Areas

The proposal will provide new indoor and outdoor recreation amenities for the existing and new residents. A total of 2,539 metres of amenity area is proposed across the entire site, comprised of 1,234 square metres of indoor amenity area and 1,305 square metres of outdoor amenity space. This results in an average rate of 2.0 metres of indoor amenity space per unit and 2.1 metres of outdoor amenity space per unit.

The majority of the outdoor amenity area is provided at ground level along the west side of the existing building and to the south of Building A. 60 square metres of outdoor amenity area is provided on the second floor of Building A. Indoor amenity is provided on the first and second floors of the new Buildings A and B, while 42 square metres of indoor amenity is provided within the existing building. Residents of the existing building would be provided access to the 1st floor amenity spaces in the new buildings. The programming of the amenity spaces will be reviewed through the site plan application.

The shared amenity area access would be secured through the site plan application through a shared access agreement and through access easements in the consent application.

Open Space/Parkland

The City of Toronto [Parkland Strategy](#) (PLS) 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 PLS assesses 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 PLS methodology, the development site is currently in an area with 4 -12 square metres of parkland per person, which is less than the City-wide average provision of 28 square metres of parkland per person (2022).

The site is located approximately 450-metres walking distance from Bridletowne Park, which contains a soccer field, playground, and open space.

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Privately-Owned Publicly Accessible Open Space (POPS)

Two privately-owned publicly accessible open spaces (POPS) are proposed, including a 346 square metre area at the intersection of Finch Avenue East and Warden Avenue with enhanced landscaping and seating that will complement the adjacent retail uses in Building B, and a landscaped walkway (329-square metres) along the southern edge of the property that will provide a mid-block pedestrian connection between Stonehill Court

and Warden Avenue. The POPS will bring significant public realm enhancements and improve connectivity with the community to the west. Staff recommend that the POPS, including their final design, be secured through the Zoning By-law Amendment, site plan control approval process, and consent application through access easements.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The Arborist Report and Tree Preservation Plan, prepared by MHBC, dated February 13, 2023, revised dated August 3, 2023, indicated that this project would require the removal of 32 privately owned trees and two City street trees. 65 trees located on or within 6 metres of the site would be preserved.

Urban Forestry requires the planting of 96 new trees to replace the 32 private trees proposed for removal. The application currently proposes the planting of 31 trees on the site and in the adjacent public boulevard. Cash-in-lieu will be accepted for any trees unable to be accommodated on the subject site.

Urban Forestry Tree Protection Review staff have reviewed the development application and have indicated that the application complies with Toronto Green Standards Version 3.0 Tier 1.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS Version 3. 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. Performance measures for the Tier 1 development features will be secured through the site plan approval process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

A Community Services and Facilities study was submitted as a complete application submission requirement for the zoning by-law amendment application. The Community Services and Facilities study concludes that the surrounding neighbourhood is well served by several existing community services and facilities that can comfortably accommodate increased population resulting from the proposal. The study area's population dropped 3% between 2011 and 2016, but future growth is expected through the realization of the Finch-Warden Revitalization Plan, including a number of recently approved applications currently under construction.

The development application was circulated to local school boards. The Toronto District School Board and Toronto Catholic District School boards determined that there is sufficient capacity at local elementary and secondary schools to accommodate additional students from the proposed development.

Community Consultation

A virtual community consultation meeting was held on July 6, 2022. Approximately 18 members of the public attended this meeting along with the applicant, City staff and the Ward 22 councillor. Questions and comments raised by participants at the meeting and in written correspondence included the following questions and concerns:

- Concerns about construction safety impacts and mitigation, including safety of pedestrians and school buses during construction, traffic disruptions, and potential vibration impacts on the neighbouring building to the south (10 Stonehill Court);
- Concern about increased traffic on Stonehill Court and question about why vehicular access for new buildings was not taken from Warden Avenue instead of Stonehill Court;
- Concerns about the shadow and privacy impact of the development on the existing residential apartment (condominium) building to the south at 10 Stonehill Court;
- Concern about the loss of greenspace and open space at the south end of the site;
- Question about whether there would be sufficient parking for existing tenants; and
- Clarification questions about the proposed tenure of the new buildings, ground floor uses, and construction timeframe.

Staff have considered all comments in the review of the application.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the Official Plan, particularly as it relates to enhancing the public realm and accommodating infill development on lands with existing residential uses designated *Apartment Neighbourhoods*.

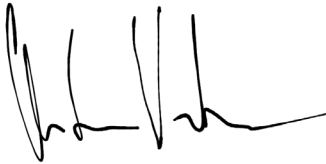
Staff worked with the applicant and the community to address and resolve the following key concerns: reduction of the tower floor plate and improving access to amenity spaces for new and existing residents. The proposal would provide additional housing

and retail opportunities, enhance connectivity by adding a pedestrian connection between Stonehill Court and Warden Avenue, and animate the southeast corner of the major intersection of Warden Avenue and Finch Avenue East. Staff recommend that Council support approval of the application and adopt the recommendations accordingly.

CONTACT

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SIGNATURE



Christian Ventresca, MScPL, MCIP, RPP
Director, Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Finch Warden Revitalization Study Area Map

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation Building A
- Attachment 9: South Elevation Building A
- Attachment 10: East Elevation Building A
- Attachment 11: West Elevation Building A
- Attachment 12: North Elevation Building B
- Attachment 13: South Elevation Building B
- Attachment 14: East Elevation Building B
- Attachment 15: West Elevation Building B
- Attachment 16: 3D Model of Proposal Looking Northeast
- Attachment 17: 3D Model of Proposal Looking Southeast
- Attachment 18: 3D Model of Proposal Looking Northwest
- Attachment 19: 3D Model of Proposal Looking Southwest

APPLICATION DATA SHEET**Municipal Address:** 20 STONEHILL CRT **Date Received:** August 26, 2021**Application Number:** 21 204794 ESC 22 OZ**Application Type:** Rezoning**Project Description:** Erect a 29-storey high-rise residential building on the south side of the Subject Lands, facing Warden Avenue (Building A), and an 11-storey mid-rise residential building on the north side facing Finch Avenue East (Building B). The existing 13-storey rental apartment building located at the centre of the Subject Lands is proposed to remain as part of the development.

Applicant	Agent	Architect	Owner
MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LTD (MHBC)			20 STONEHILL INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Finch Warden Revitalization Study (SASP 347)
Zoning:	A & RAC (au89.0) (x79)	Heritage Designation:	
Height Limit (m):	54	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	13,467	Frontage (m):	40	Depth (m):	196
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,468	1,468	2,182	3,650
Residential GFA (sq m):	19,090	19,090	31,834	50,924
Non-Residential GFA (sq m):			248	248
Total GFA (sq m):	19,090	19,090	32,082	51,172
Height - Storeys:	13	13	29	29
Height - Metres:			91	91

Lot Coverage Ratio (%): 27.1

Floor Space Index: 3.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	50,817	97
Retail GFA:	248	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	153	153		153
Freehold:				
Condominium:			462	462
Other:				
Total Units:	153	153	462	615

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			2		151
Proposed:			316	99	47
Total Units:			318	99	198

Parking and Loading

Parking Spaces: 347 Bicycle Parking Spaces: 392 Loading Docks: 2

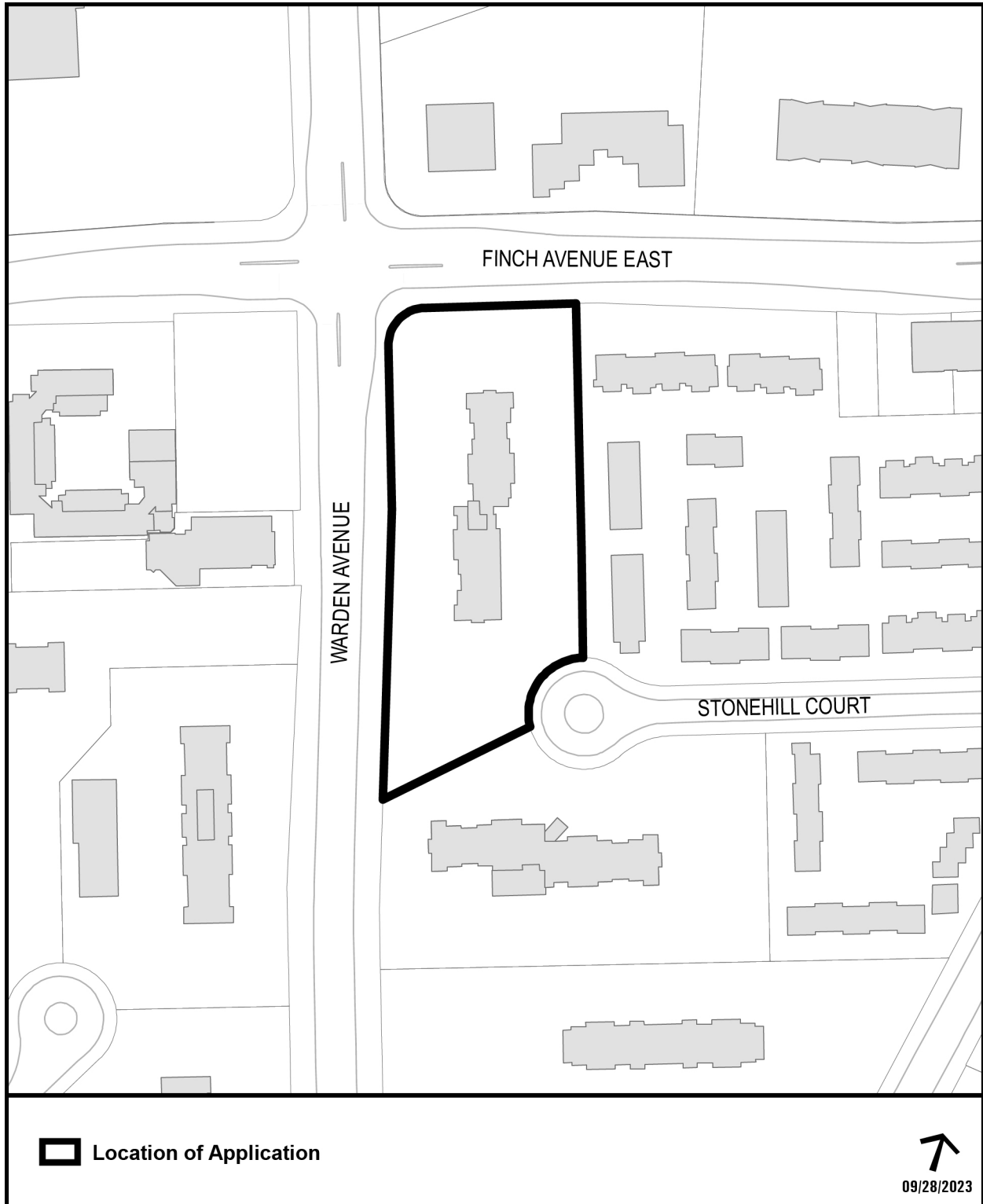
CONTACT:

Sophie Knowles, Planner

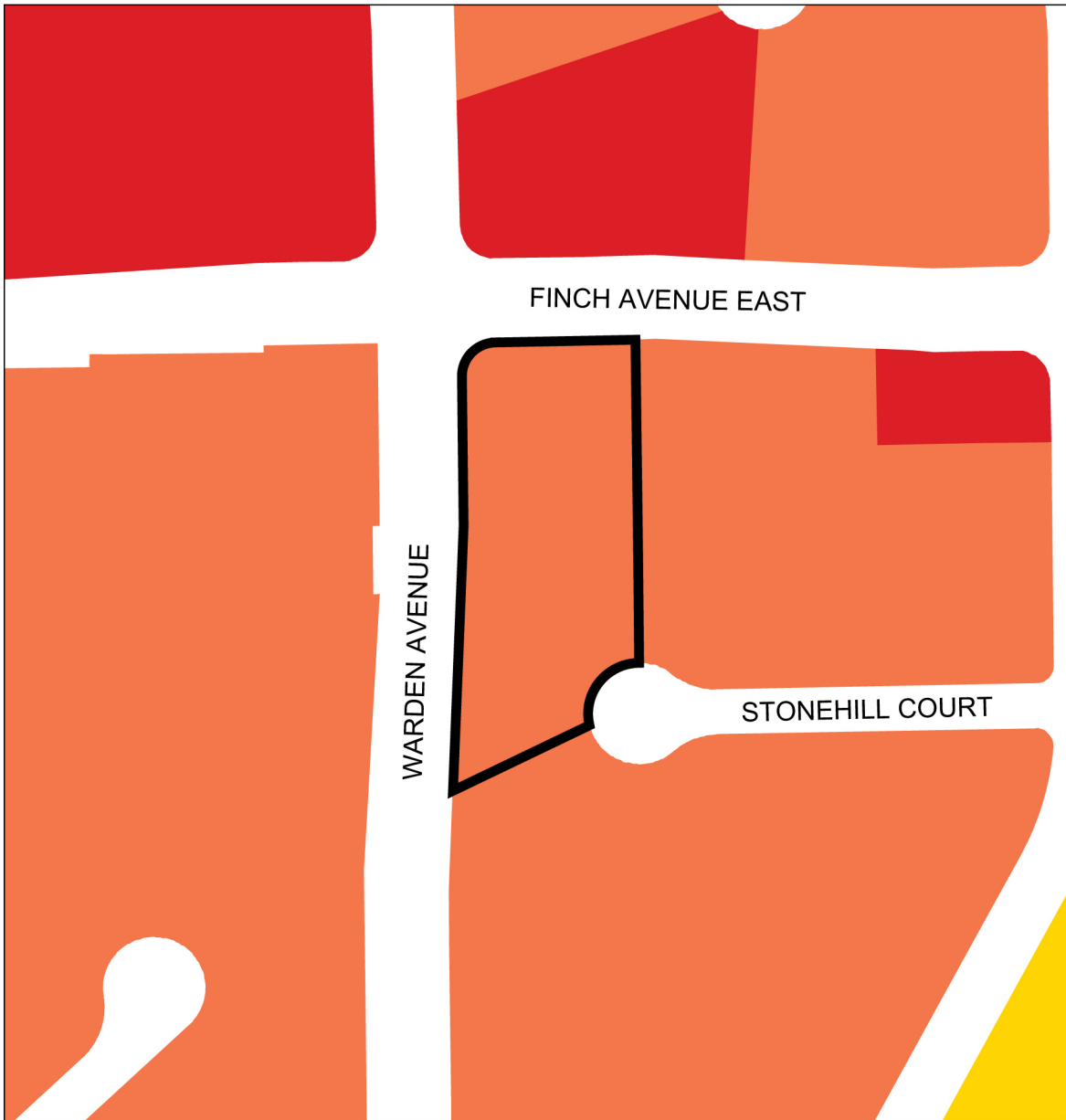
(416) 396-4157

Sophie.Knowles@toronto.ca

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map



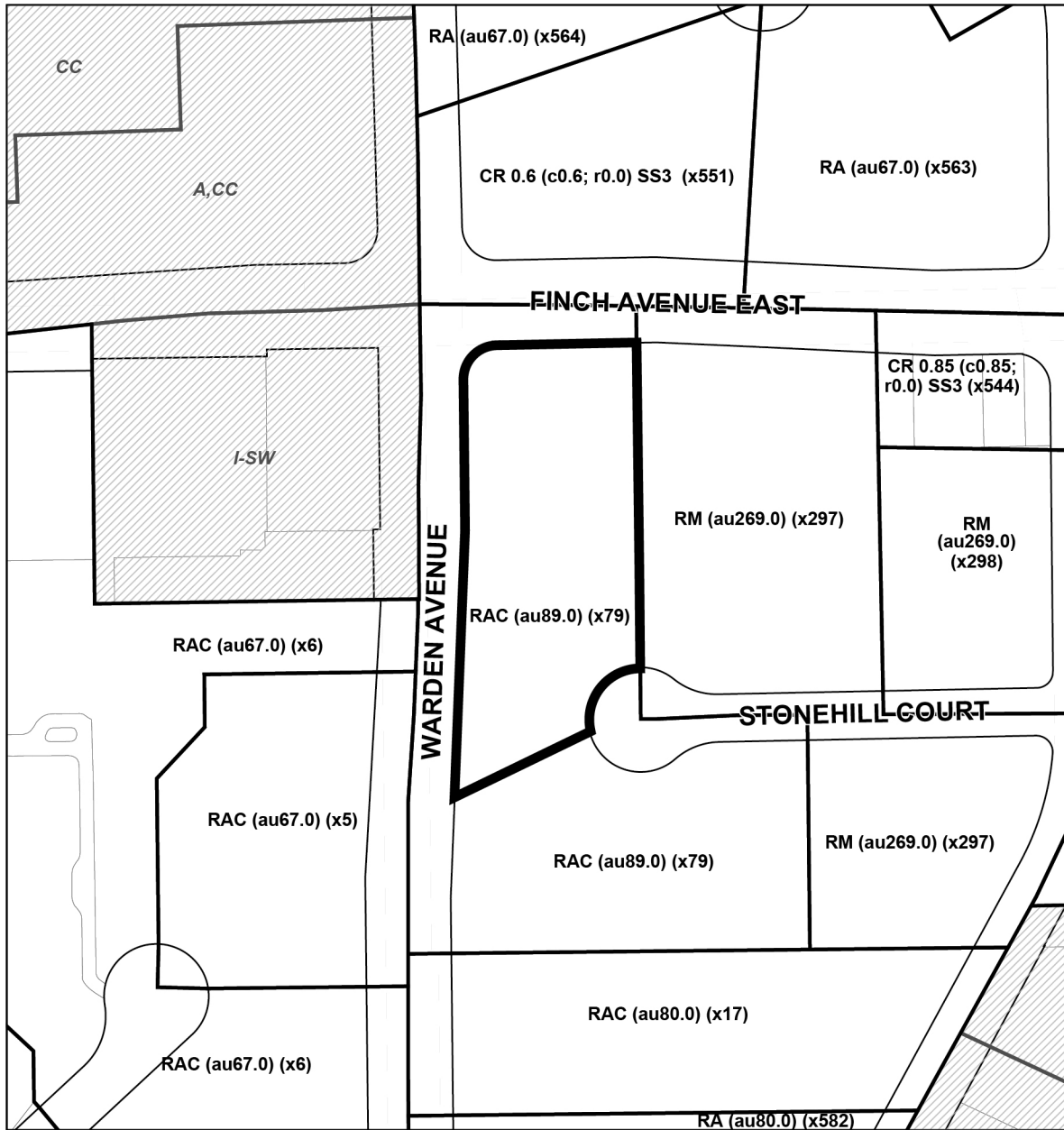
Official Plan Land Use Map #19

20 Stonehill Court
File # 21 204794 ESC 22 02

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


Not to Scale
Extracted: 08/30/2021

Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

20 Stonehill Court

File # 21 204794 ESC 22 0Z

-  Location of Application
- RM** Residential Multiple
- RA** Residential Apartment
- RAC** Residential Apartment Commercial
- CR** Commercial Residential

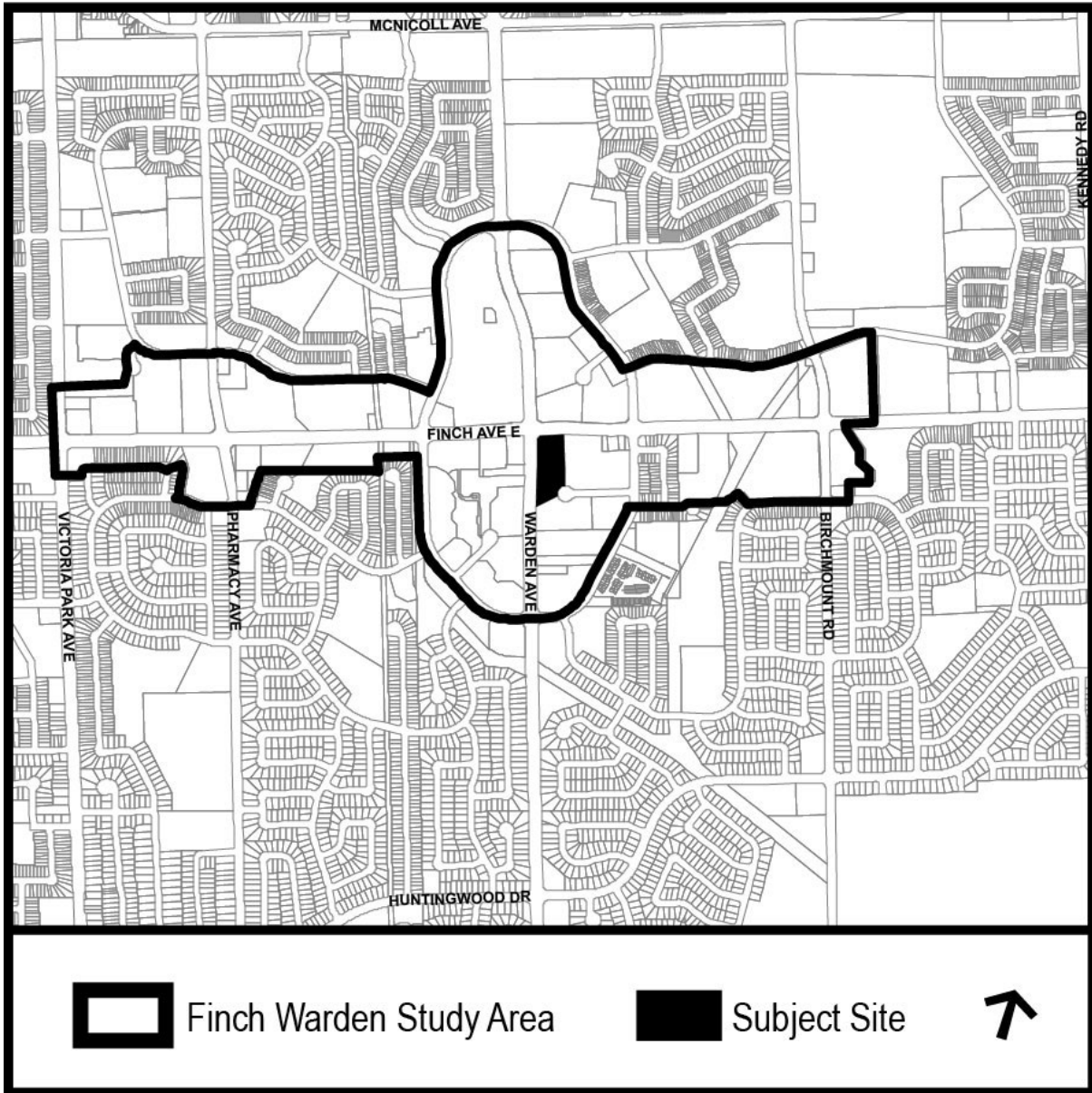
-  See Former City of Scarborough L'Amoreaux Community By-law No. 12466
- CC** Community Commercial
- I-SW** Institutional-Social Welfare
- A, CC** Apartment Residential, Community Commercial


 Not to Scale
 Extracted: 08/30/2021

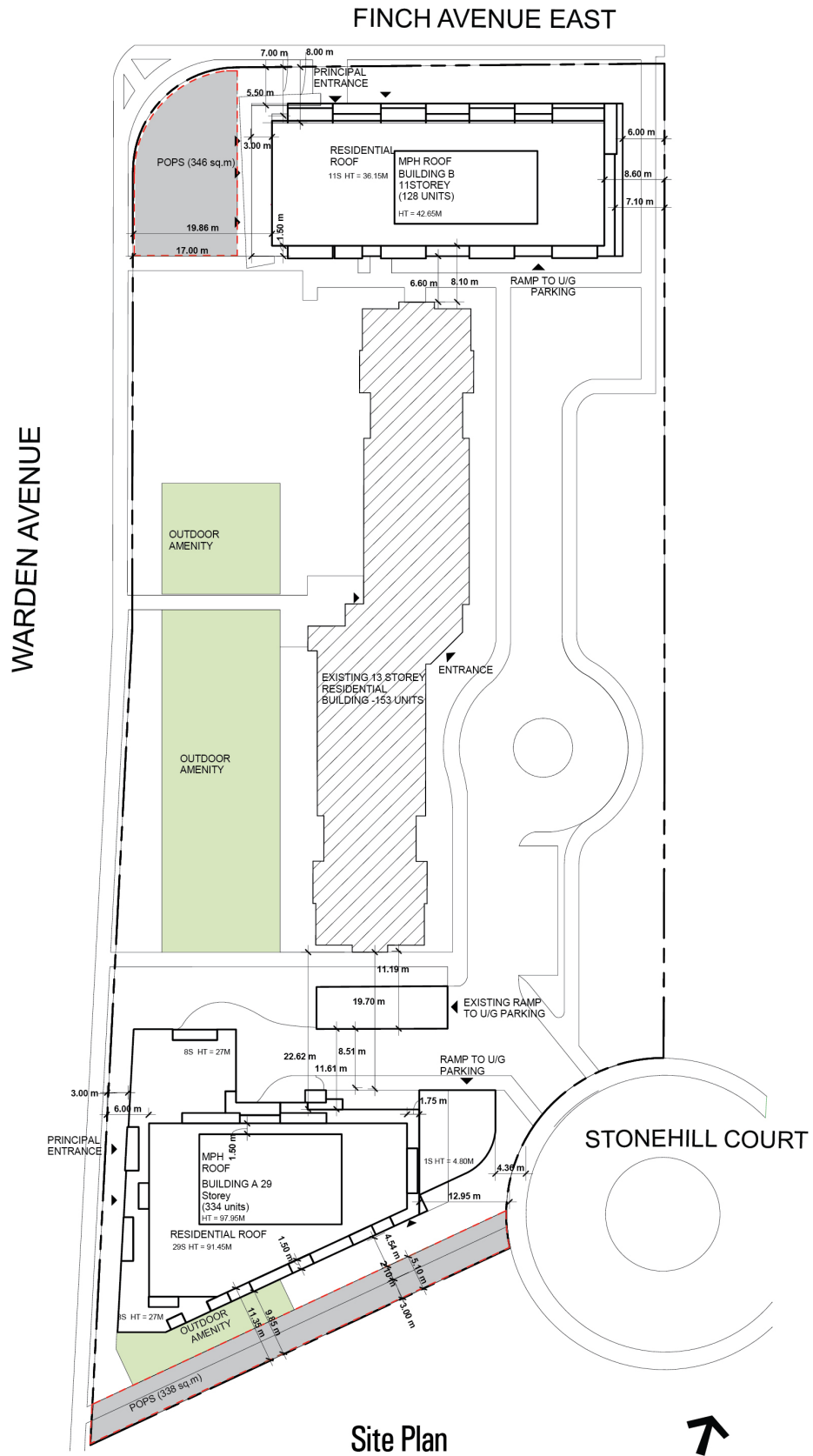
Attachment 5: Draft Zoning By-law Amendment

(Attached separately as a PDF)

Attachment 6: Finch Warden Revitalization Study Area Map



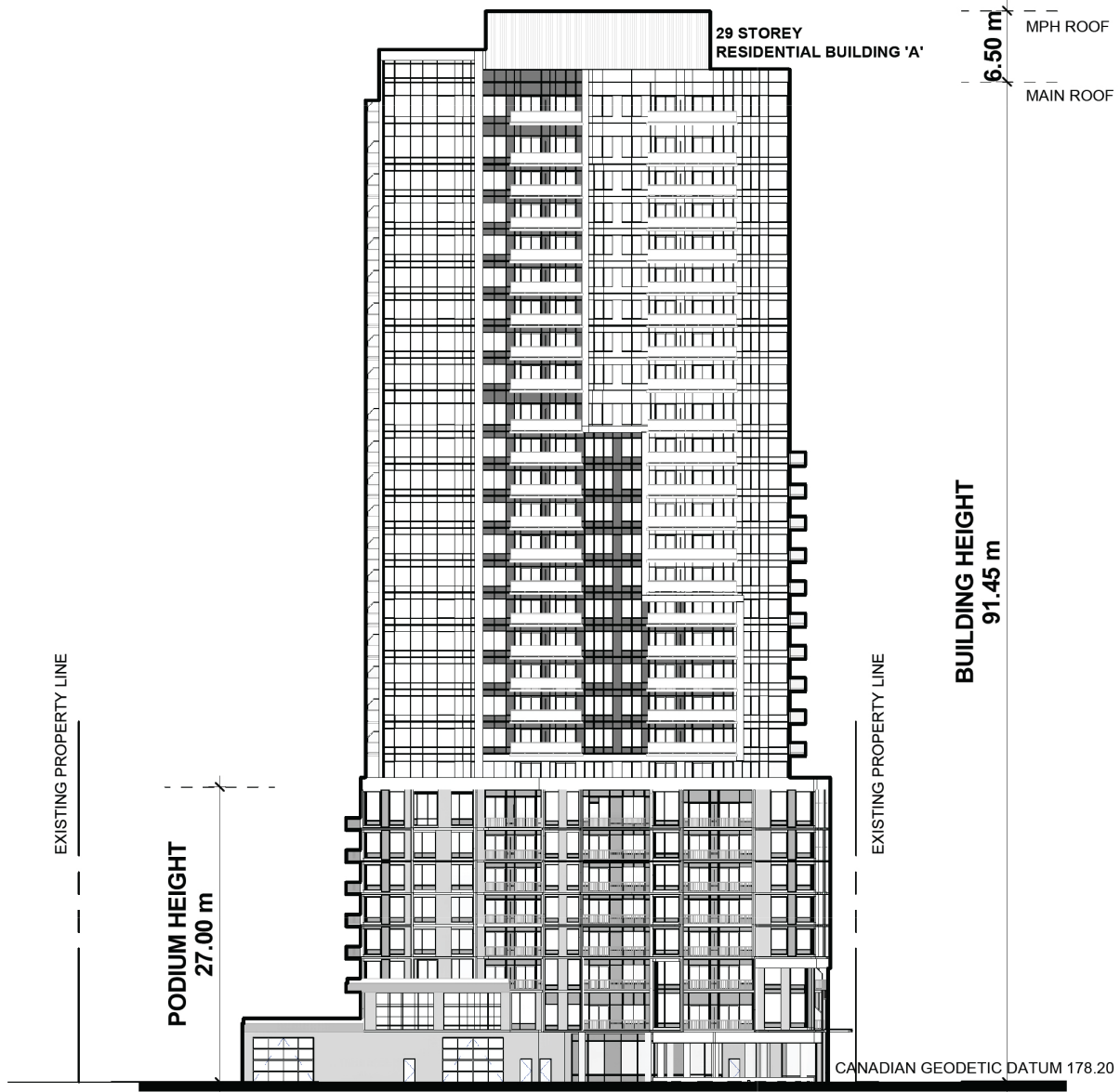
Attachment 7: Site Plan



Site Plan

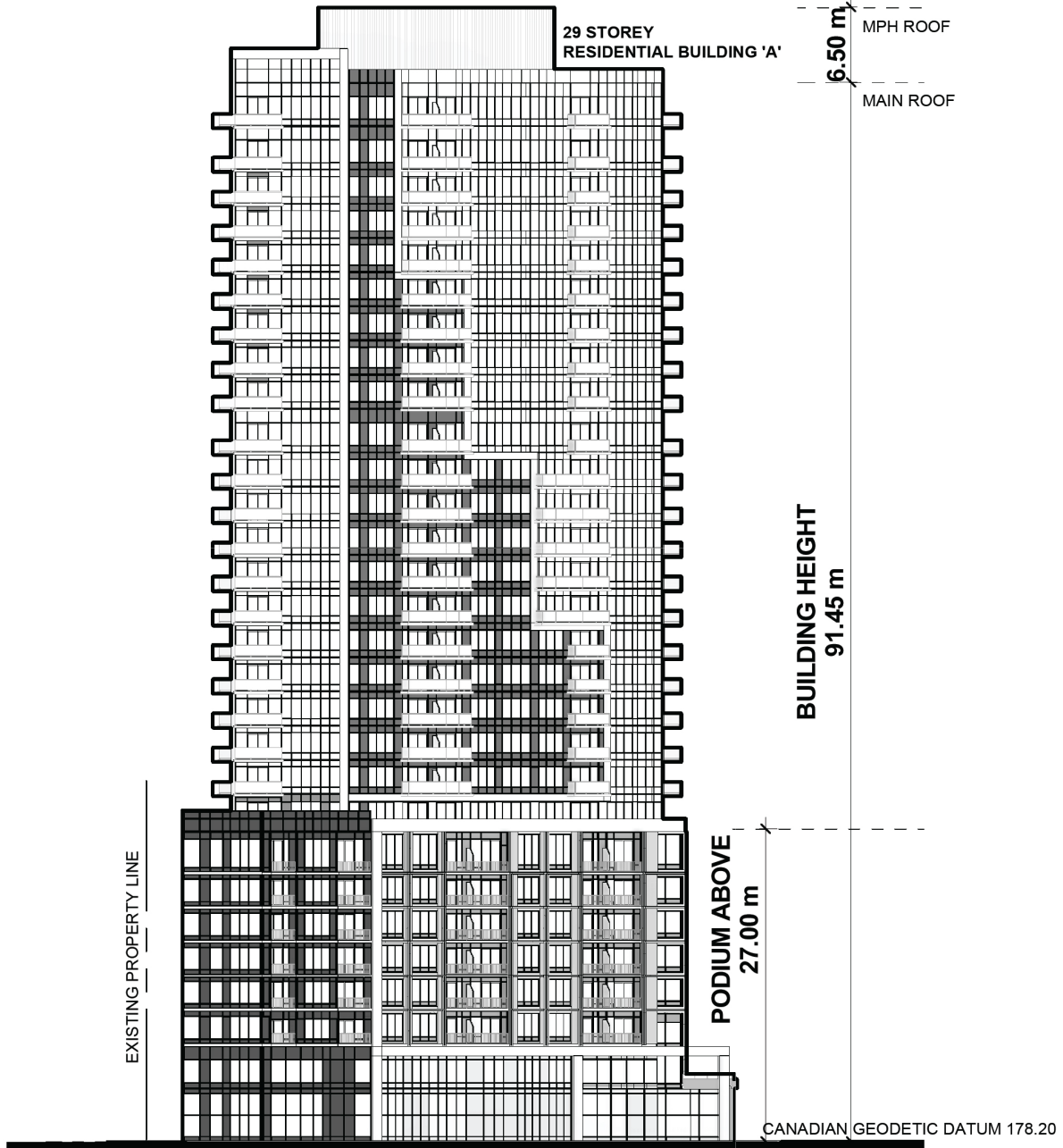


Attachment 8: North Elevation Building A



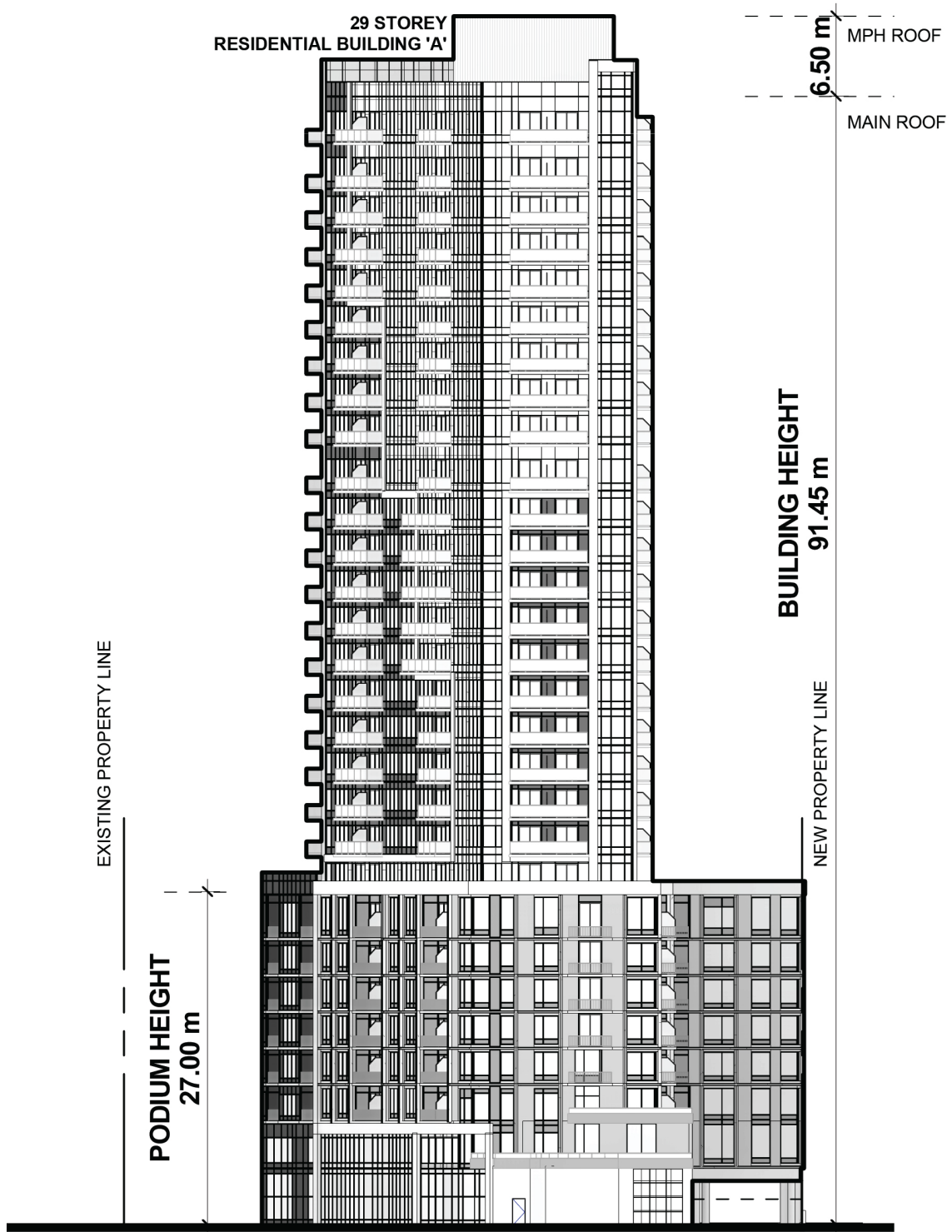
North Elevation

Attachment 9: South Elevation Building A



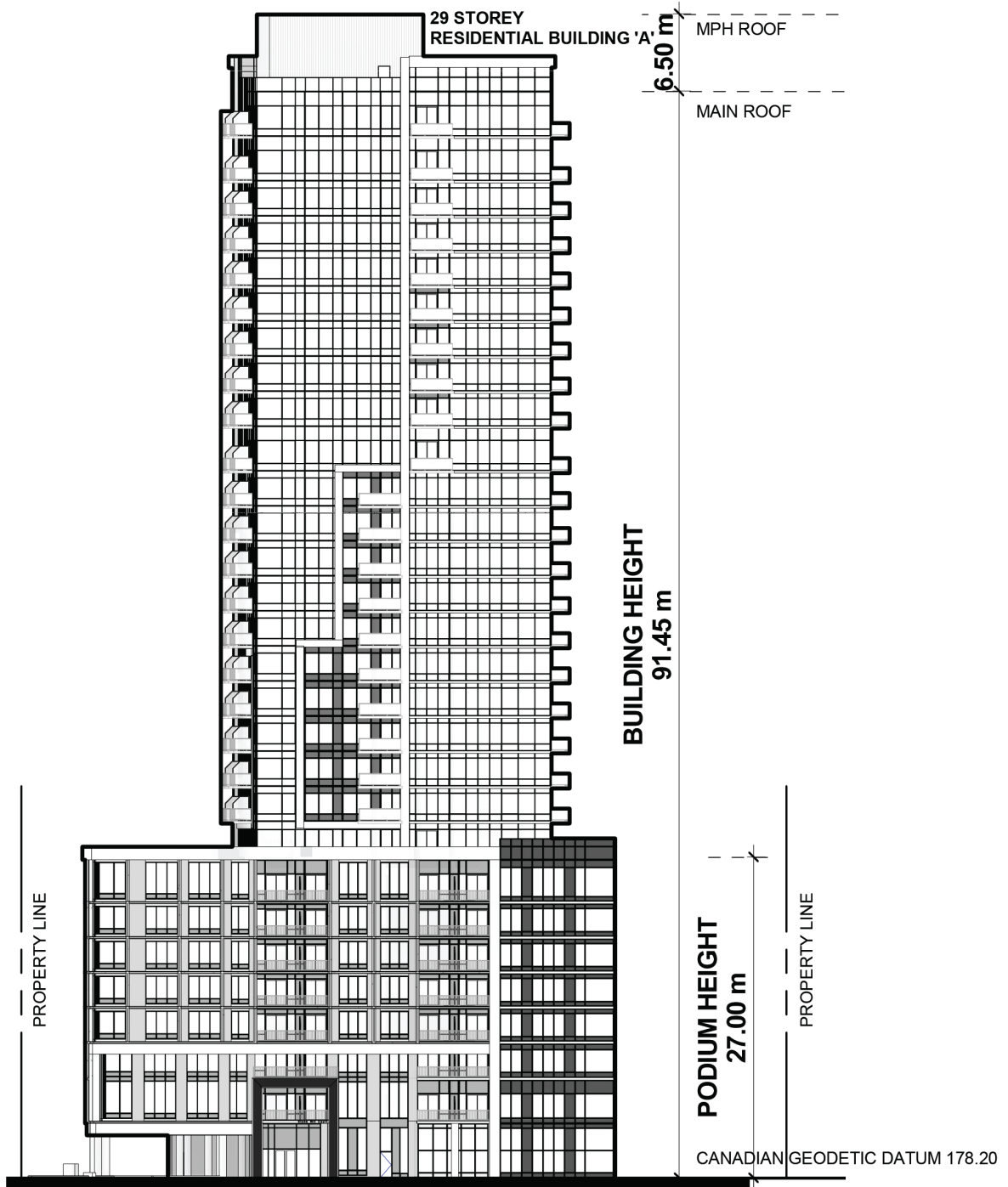
South Elevation

Attachment 10: East Elevation Building A



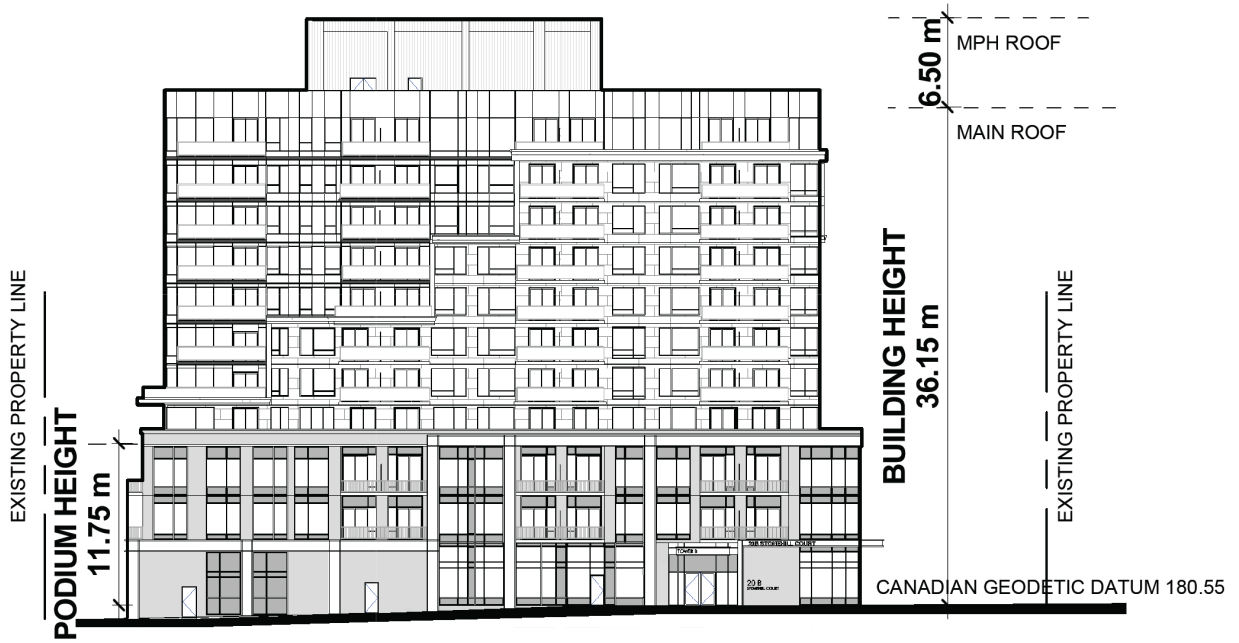
East Elevation

Attachment 11: West Elevation Building A



West Elevation

Attachment 12: North Elevation Building B



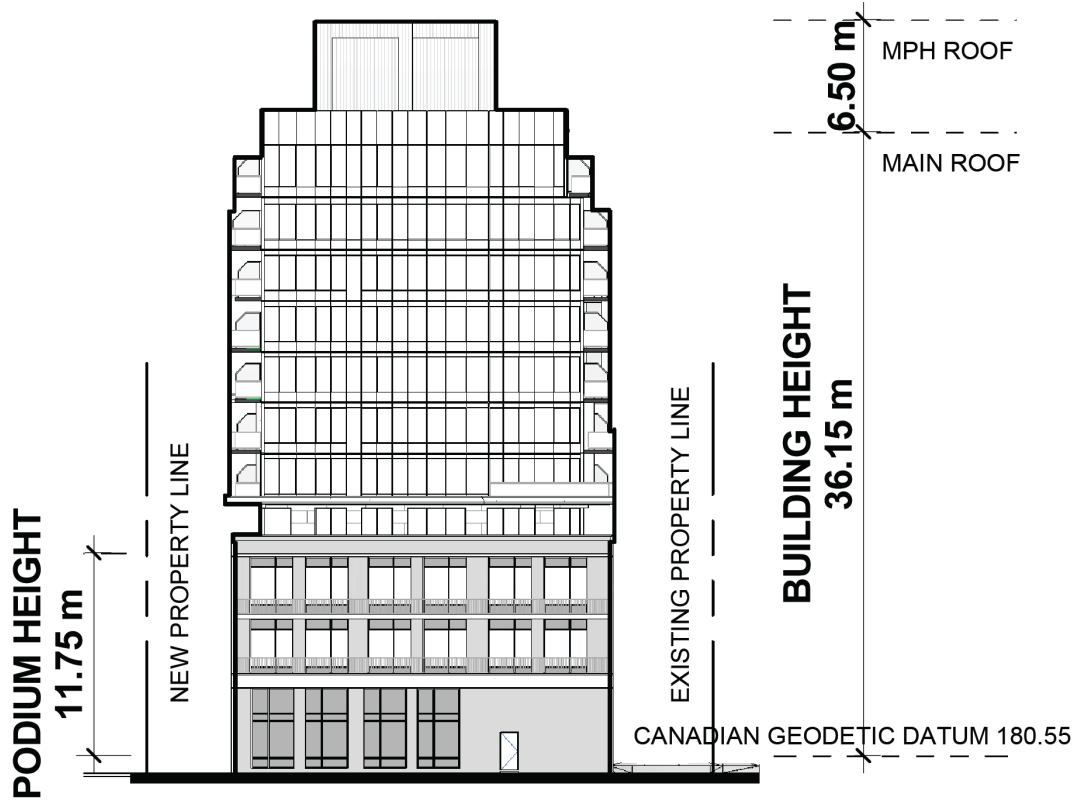
North Elevation

Attachment 13: South Elevation Building B



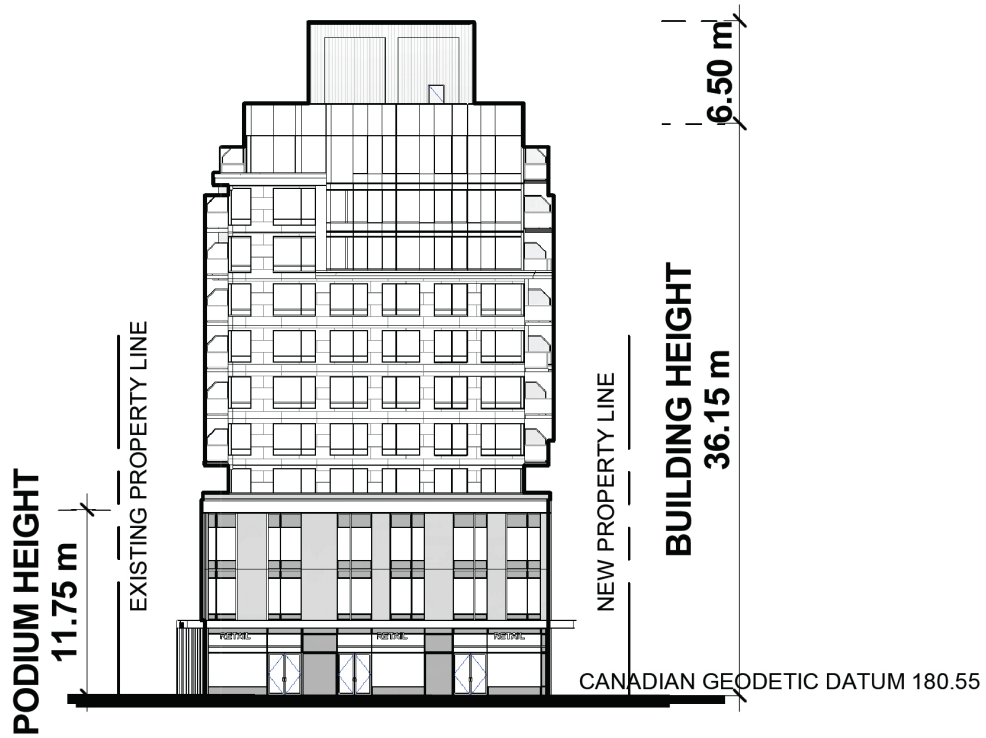
South Elevation

Attachment 14: East Elevation Building B



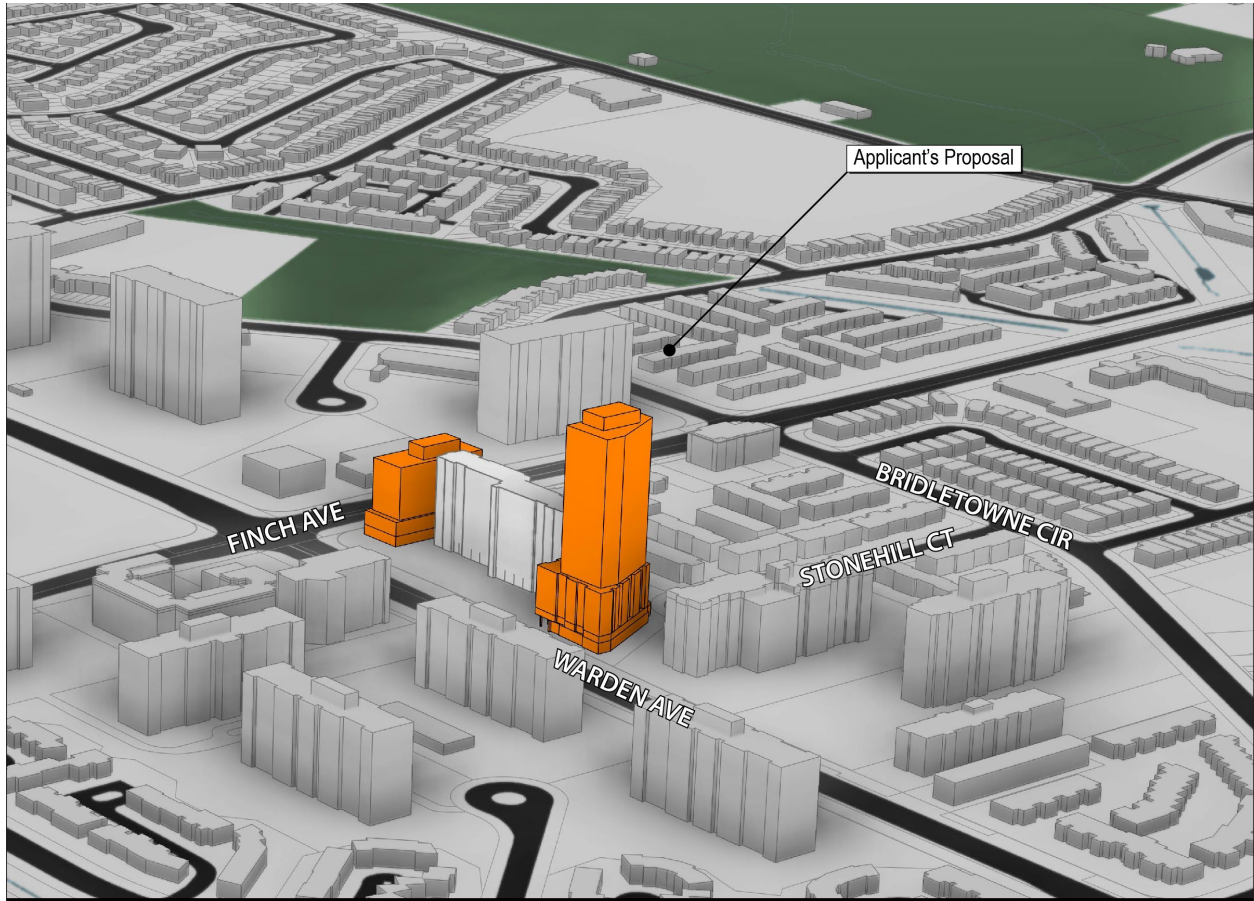
East Elevation

Attachment 15: West Elevation Building B



West Elevation

Attachment 16: 3D Model of Proposal Looking Northeast

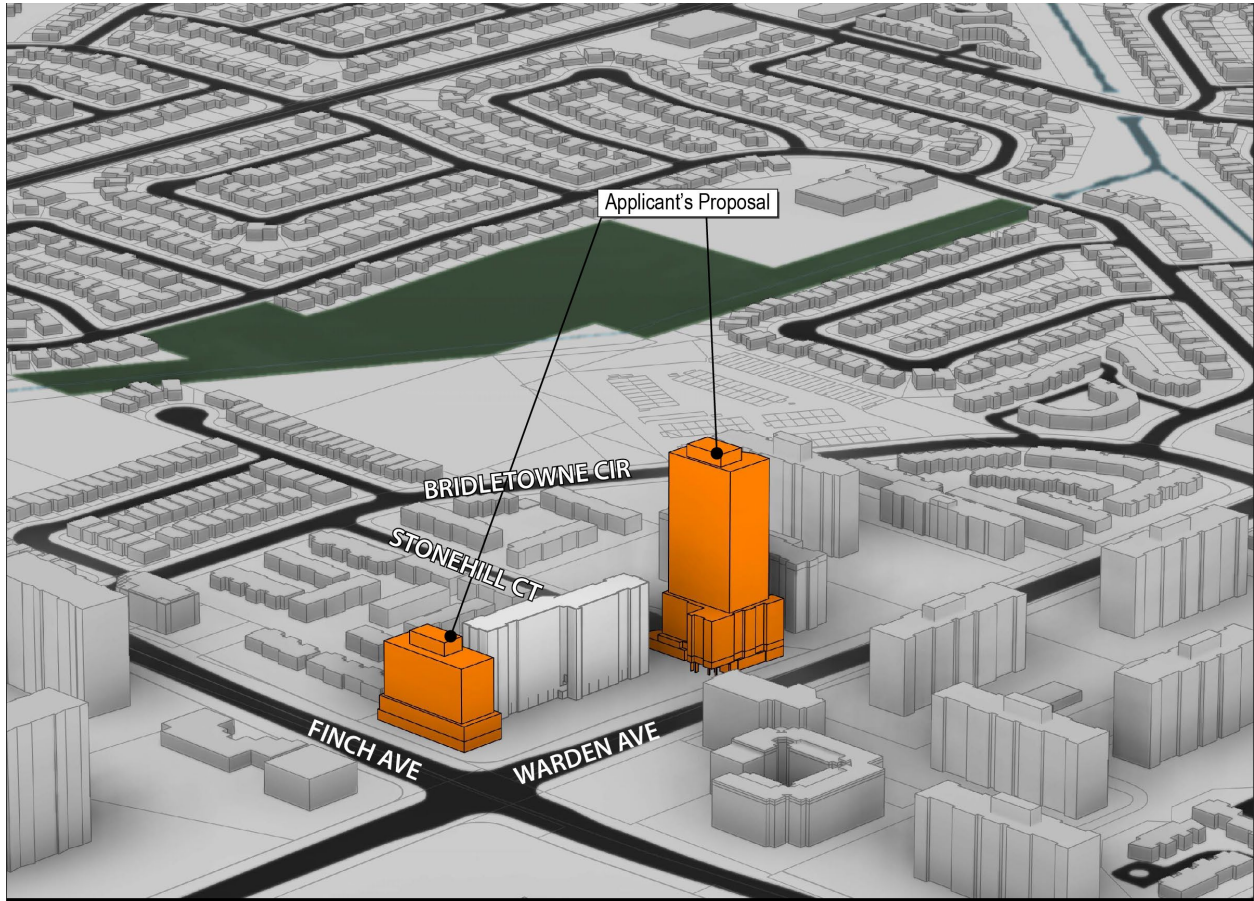


View of Applicant's Proposal Looking Northeast



10/06/2023

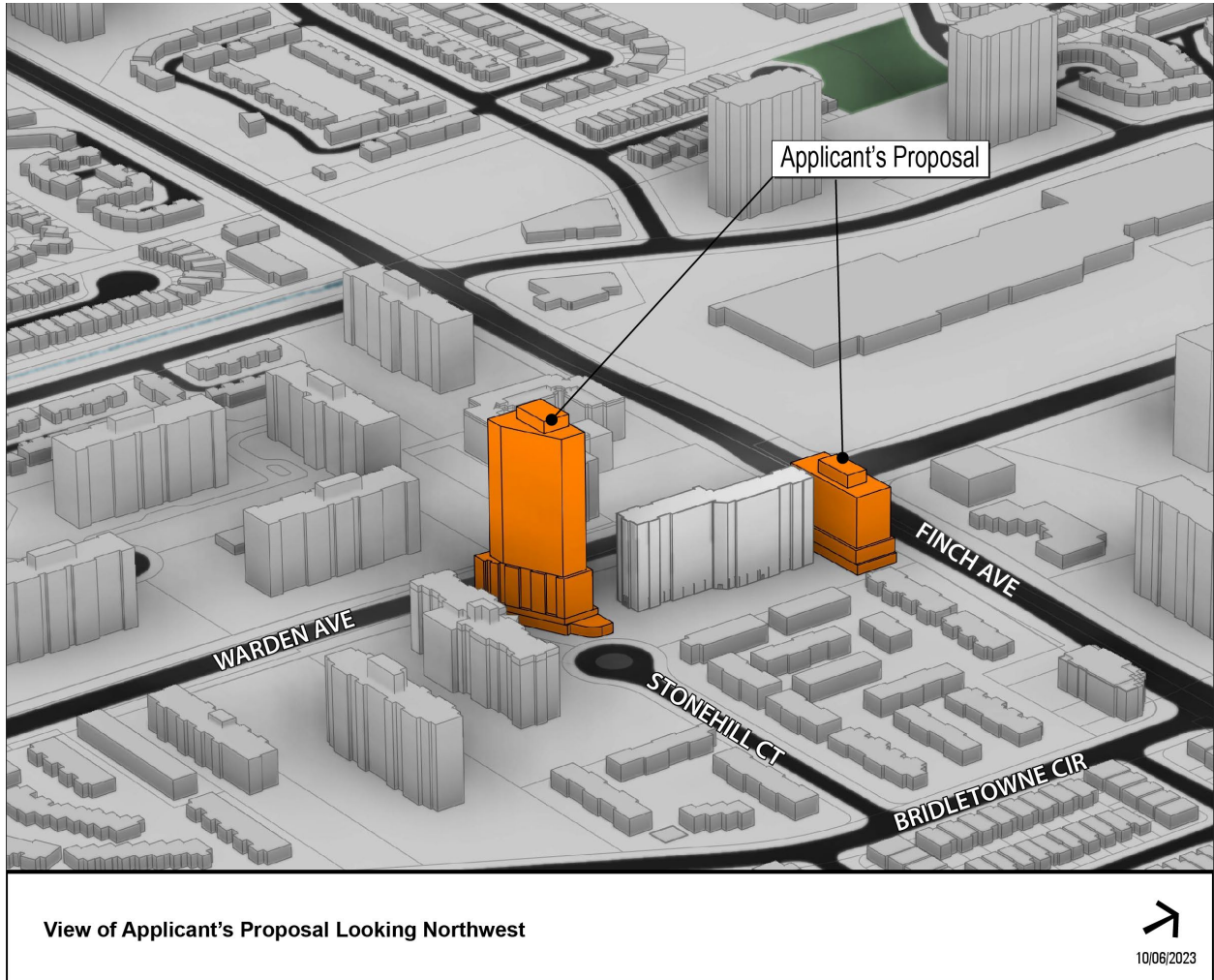
Attachment 17: 3D Model of Proposal Looking Southeast



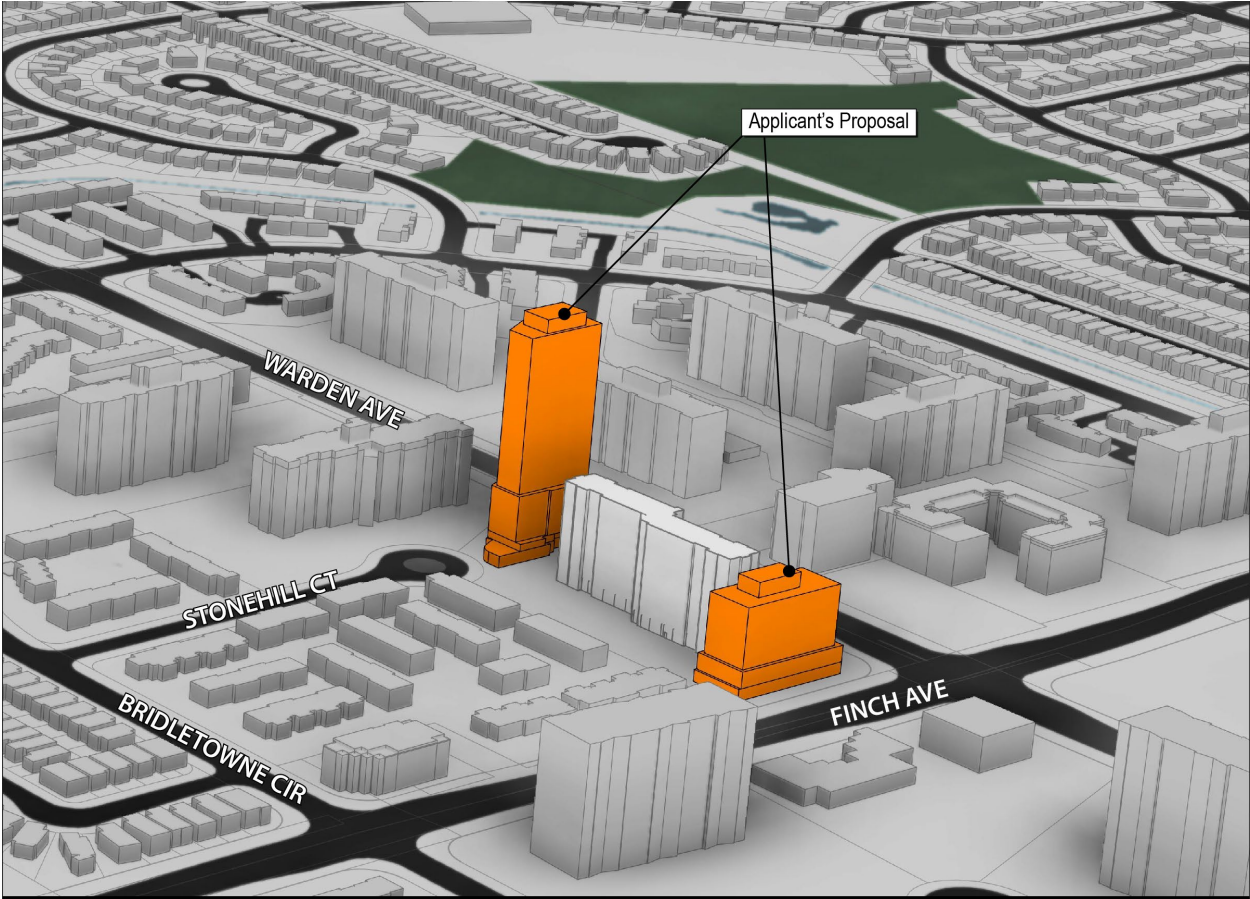
View of Applicant's Proposal Looking Southeast



Attachment 18: 3D Model of Proposal Looking Northwest



Attachment 19: 3D Model of Proposal Looking Southwest



View of Applicant's Proposal Looking Southwest



10/06/2023