

## **2575 Pharmacy Avenue and Part of 100 Sprucewood Court – Zoning By-law Amendment Application – Decision Report – Approval**

Date: September 2, 2024

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

**Planning Application Number:** 22 230897 ESC 22 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 3-storey (or 19.5 metres inclusive of the mechanical penthouse) place of worship building with an ancillary day nursery, as well as a 25-storey (or 84.5 metres inclusive of the mechanical penthouse) residential building at 2575 Pharmacy Avenue and part of 100 Sprucewood Court. Overall, the proposal would introduce a total gross floor area of 22,800 square metres and would contain 321 new dwelling units, 299 vehicular parking spaces, and 350 bicycle parking spaces.

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 applicable Official Plan policies.

The proposed new tower and place of worship building are appropriately scaled for the site and surrounding area. The proposed new residential building would provide adequate separation and privacy from the existing tower to the east. It would also provide an appropriate mix of unit sizes including larger size residential units suitable for families. Lastly, the proposal would include substantive improvements to the public realm and provide a range of uses within the Finch-Warden Revitalization Area.

This report also recommends that a holding provision ("H") be included in the proposed Zoning By-law, and be kept in place until such time that the owner has resolved sanitary and storm sewer servicing issues. This includes the potential acquisition of lands potentially necessary to implement a servicing solution to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## RECOMMENDATIONS

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The Director, Community Planning, Scarborough District recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for the lands at 2575 Pharmacy Avenue and a part of 100 Sprucewood Court substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make stylistic and/or technical changes to the draft Zoning By-law Amendment as may be required.

## FINANCIAL IMPACT

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The Development Review 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

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No decision of City Council for the subject lands or this development application has been made in the past 5 years.

## THE SITE

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### Description

The site is in the southeast quadrant of Pharmacy Avenue and Finch Avenue East and has a total site area of 6,415 square metres. The site consists of lands known municipally as 2575 Pharmacy Avenue (6,051 square metres) and a part of 100 Sprucewood Court (364 square metres). The Sprucewood Court portion is intended to be severed and added to the 2575 Pharmacy site through a future Consent Application to the Committee of Adjustment.

### Existing Use

The site is currently occupied by a place of worship, which includes a privately-operated day nursery.

### Surrounding Uses

The surrounding land uses include:

**North:** Abutting the north side of Finch Avenue East are several residential towers. A former low-rise commercial plaza site is currently being redeveloped with stacked

townhouses. A place of worship and low-rise detached houses can be found further north.

**East:** Directly east of the property is a single 15-storey residential tower. Low-rise detached houses can be found further east of the site.

**South:** Abutting the southern property line is a low-rise commercial building. A public school and low-rise detached houses are located further south, past Pinemeadow Boulevard.

**West:** The west side of Pharmacy Avenue is occupied by an 18-storey residential tower and low-rise detached dwellings. Two new 16-storey rental buildings are under construction at the northwest corner of Finch Avenue East and Pharmacy Avenue.

## **THE APPLICATION**

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### **Description**

The application proposes to permit a 3-storey (or 19.5 metre) place of worship building with an ancillary day nursery on the westerly half of the site, as well as a 25-storey residential building (or 84.5 metres) on the remaining lands.

### **Density (Floor Space Index)**

The proposed floor space index would be 3.55 times the area of the entire lot.

### **Unit Breakdown**

A total of 321 new dwelling units are proposed, including: 38 bachelor (11%); 147 one-bedroom (45%); 103 two-bedroom (32%); and 33 three-bedroom (10%) units.

### **Public Realm Improvements**

As part of this development, public realm improvements are proposed on-site including:

- a private seating area at the south end of the place of worship building, abutting Pharmacy Avenue;
- a courtyard with street furniture and soft landscaping between the new place of worship building and the residential tower;
- numerous trees and soft landscaping along the perimeter and throughout the site; and
- a new walkway creating a direct pedestrian connection between Pharmacy Avenue and Sprucewood Court.

### **Access, Parking, and Loading**

A total of 350 bicycle parking spaces are proposed on-site. A total of 56 short-term bicycle parking spaces would be located at grade and on the first level below grade.

The remaining 294 long-term bicycle parking spaces would be located on the mezzanine level of the residential building with a few spaces located on the first level below grade. A total of 299 vehicular parking spaces are proposed to be provided between the underground parking levels and the ground floor, and one Type 'G' loading space is proposed to be provided within the residential building. Loading and vehicular access to the site would continue to be provided from Pharmacy Avenue.

### **Amenity Space**

The residential amenity area is proposed to be located on the ground floor, mezzanine level, and sixth floor of the proposed tower. A total of 1,526 square metres of new amenity space is proposed, of which 682 square metres is proposed as indoor amenity space (2.1 sq.m./unit) and 844 square metres is proposed as outdoor amenity space (2.7 sq.m./unit).

### **Additional Information**

See Attachment 1 to this report for the application data sheet, Attachment 2 for the location map, and Attachments 7-13 for the 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/2575PharmacyAve](http://www.toronto.ca/2575PharmacyAve)

### **Reason for Application**

The Zoning By-law Amendment is required to change the zoning category to allow for the proposed uses, as well as to adjust the existing site-specific performance standards, including, but not limited to, building height, gross floor area, dwelling unit mix, amenity space, projections and encroachments, and bicycle parking requirements.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

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

- Application Checklist
- Application Form
- Project Data Sheet
- Draft Zoning By-law Amendment
- Computer Generated Building Mass Model
- Toronto Green Standard Checklist
- Planning Rationale
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Noise Impact Study
- Public Consultation Strategy Report

- Energy Strategy
- Transportation Impact Study
- Geotechnical Study/Hydrogeological Review
- Stormwater Management Report
- Servicing Report
- Arborist Report
- Survey Plans
- Architectural Plans
- Tree Preservation Plan
- Soil Volume Plan
- Concept Site and Landscape Plan
- Construction Management Plan
- Contaminated Site Assessment
- Erosion and Sediment Control Plan
- Community Services and Facilities Studies
- Archaeological Assessment
- Public Utility Plan
- Lighting Plan

The application was submitted on November 21, 2022, and deemed complete as of December 19, 2022.

### **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 will have been given 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 AND REGULATION CONSIDERATIONS**

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### **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 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), 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 347 – Finch Warden Revitalization Study Area

The site is subject to Site and Area Specific Policy (SASP) 347 - Finch Warden Revitalization Study Area.

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 includes sites fronting on or near to Finch Avenue East between Victoria Park Avenue and Birchmount Avenue (see Attachment 4: 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 here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.SC37.30>.

## Zoning

The site is zoned Institutional Place of Worship Zone (IPW 0.1 (x40)) under the City-wide Zoning By-law No. 569-2013, as amended. The IPW Zone permits uses including, but not limited to, a place of worship, a day nursery, and one dwelling unit that is ancillary to a place of worship. The maximum height permitted on site is 15 metres. 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:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Accessibility Design Guidelines
- Finch-Warden Urban Design Guidelines
- Streetscape Manual User Guideline

The City's Design Guidelines can be found here:

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

## Toronto Green Standard

The Toronto Green Standard (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/planningdevelopment/official-plan-guidelines/toronto-green-standard>

## Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application, file no. 22 230896 ESC 22 SA has been submitted and is currently under review.

## COMMUNITY CONSULTATION

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A Community Consultation Meeting was hosted by Staff on March 07, 2023 at the subject site. Approximately 11 people attended, along with the Ward Councillor. Following a presentation by Staff and the Applicant, the following comments were raised:

- concerns about the overall increase in traffic and related emissions due to the proposed development as well as other proposals/new developments in the community;
- questions about the new pedestrian connection proposed to Sprucewood Court;
- questions about the future of the existing day nursery;
- concerns about the design of the place of worship building;
- questions about the construction process in relation to dust, traffic, and noise;
- questions about the type of tenure for the residential building (i.e., ownership, rental, and/or affordable housing);
- concerns about the shadow impacts on the surrounding outdoor amenity areas;
- support for the proposed tower height as it would introduce more housing; and
- suggestion for the proposal to incorporate more environmentally friendly building materials.

The issues raised through the Community Consultation have been considered through the review of the application and commented on as necessary in the body of this report.

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

Staff's review of the 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 have determined the proposal is consistent with the PPS and conforms with the Growth Plan.

## **Land Use**

This application has been reviewed against the relevant Official Plan policies and SASP 347, as described in the Policy and Regulation Considerations section of the report, as well as the policies of the Official Plan as a whole.

The Official Plan recognizes that *Apartment Neighbourhoods* are permitted to have a greater scale of buildings and may comprise of apartment buildings and local institutions, cultural and recreational facilities, small-scale retail, and other uses that serve the needs of area residents. The Official Plan recognizes a greater scale of buildings may be permitted in *Apartment Neighbourhoods*, including redevelopment of an underutilized site, if certain development criteria are met.

This proposal would introduce a new 25-storey residential building, as well as a 3-storey place of worship building with an associated day nursery use. The proposal would result in the introduction of new housing and enhance existing non-residential uses that would serve the needs of area residents. The proposal represents an appropriate level of intensification of an underutilized site that would be in line with the *Apartment Neighbourhoods* designation and SASP 347 policies.

To better align with the *Apartment Neighbourhoods* designation and the existing zoning context abutting the Finch Avenue East and Pharmacy Avenue intersection, Staff recommend that the uses proposed as part of this development be secured in the site-specific zoning by-law attached to this report by way of rezoning the property from the Institutional Place of Worship (IPW) Zone to the Residential Apartment Commercial (RAC) Zone.

## **Public Realm**

The proposal conforms with the applicable public realm policies of the Official Plan, Tall Building Design Guidelines, Finch-Warden Urban Design Guidelines, and other relevant guidelines mentioned in the Policy and Regulation Considerations section of the report.

Along Finch Avenue East, the proposed place of worship and the residential tower would be setback a minimum of 3 metres from the property lines. This setback creates opportunities for new hard and soft landscaping, pedestrian access to the site, areas for bike parking, and pedestrian walkways on site. Within the public right-of-way abutting Finch Avenue East, three new trees are proposed, as well as a newly widened 2.1 metre sidewalk, which extends along the entire site frontages of Finch Avenue East and Pharmacy Avenue. In between the two new buildings, the application proposes a courtyard with benches and additional hard and soft landscaping, creating a communal area for users of the site.

Along Pharmacy Avenue, due to the irregular shape of the lot, the setback for the place of worship building would reduce gradually from 7.5 metres to 0.2 metres at the southwest corner of the building. Within this proposed setback, the application proposes



soft landscaping including seven new trees, and a private seating area along the south elevation of the place of worship.

Along the southern and eastern property lines, a minimum setback of 7.5 metres is proposed. Within the south setback, the application proposes a walkway that creates direct pedestrian access between Sprucewood Court and Pharmacy Avenue. Within the east setback, the outdoor amenity areas are proposed for the residents of the building, as well as private patios for each of the five units proposed on the ground floor, and a walkway to create convenient pedestrian circulation around the site. Several trees, plants and other landscaping are proposed abutting the southern and eastern property lines creating a natural separation and privacy with the abutting properties.

Overall, the proposed public realm improvements support better pedestrian circulation around the site, provide space for landscaping and tree planting, and provide a comfortable, attractive, and vibrant setting for daily social interaction. Landscaping details will be secured in the Site Plan Control application.

### **Density, Height, and 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. Staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

This application proposes a total of 22,800 square metres of gross floor area, (20,500 square metres for the proposed residential building and 2,300 square metres for the place of worship building). This would result in a floor space index of 3.55 times the area of the lot. Staff consider this level of development acceptable, as it is deployed in a contextually appropriate manner that fits within the existing and planned context.

### **Residential Tower**

The 25-storey tower is 84.5 metres tall (inclusive of the mechanical penthouse) and is proposed on the easterly half of the site. The largest setbacks for this building are proposed along the south and east property lines, providing an appropriate transition to the neighbouring lower-scale residential buildings. A setback of 7.5 metres is provided at the base building levels, and a setback of 29 metres and 12.5 metres is provided between the tower and the property lines to the south and east, respectively. A tower floor plate of 750 square metres is achieved. The proposed tower conforms to the development criteria policies for *Apartment Neighbourhoods* and the built form policies in the Official Plan. It provides an adequate transition between areas of different development intensities and scales, while also limiting the shadow impacts on properties in adjacent lower-scale *Neighbourhoods*.

The siting of the tower within the site would result in a separation distance of 32.6 metres from the building directly to the east, which exceeds the minimum standard of 25 metres in the Tall Building Design Guidelines. This proposed separation further supports the Official Plan policies and design guideline criteria as it relates to privacy, access to sunlight, and sky views.

## **Place of Worship Building**

The 3-storey place of worship building would be 19.5 metres tall (inclusive of the mechanical penthouse). Within the direct vicinity of the building, all the lands are designated in the Official Plan as *Apartment Neighbourhoods* or *Mixed-use Areas*, and as such, are planned to have similar or greater heights than the place of worship building. Examining the existing context, only the site directly to the south is occupied by a low-rise (1-storey) building. Given the 25 metre setback to the southern property line, and the limited height differential, Staff find the proposed height appropriate as it maintains an adequate transition in scale with the surrounding context.

Overall, the place of worship and the residential uses would be deployed on site in a way that supports *Apartment Neighbourhoods* Official Plan policies by framing the edge of the streets with appropriate amounts of sunlight and comfortable wind conditions, while also improving ground floor animation along the Pharmacy Avenue and Finch Avenue East street frontages. See Attachments 12 and 13 for 3D Massing Models.

## **Shadow Impacts**

A Sun and Shadow Study was submitted to support this application. A review of the surrounding neighbourhood, including the low-rise residential areas, was conducted by Staff. The Study demonstrates a limited shadow after 5:18 PM, during the spring and fall equinox, on the lower-scale neighbourhood to the east of the site. Furthermore, very limited shadow impacts are expected on the low-rise plaza to the south.

Examining the southwest, northwest, and northeast quadrants of the intersection, the Shadow Study demonstrates shadows during the spring and fall equinoxes on the northern quadrants. Minimal shadow impacts are expected at the southwest quadrant of the intersection throughout the year. The Study also demonstrates an approximate one-hour passing shadow cast on the outdoor amenity space northeast of the subject lands at 65 Huntingdale Boulevard in the early afternoon in the spring, fall and winter seasons; however, no shadow is cast on the outdoor amenity in the summer season. No new net shadow would be cast on the private pool located west at 2550 Pharmacy Avenue.

Slightly longer passing shadows are expected after 3:18 PM on the existing tower directly east of the site (100 Sprucewood Court) during the spring and fall equinoxes. Transient shadows would also be cast on the private pool on the property directly east of the site, after 4:18 PM in the warmer seasons.

Overall, the proposed development adequately limits the shadow impacts on parks, and the surrounding public realm and properties as per the Official Plan shadow policies.

## **Wind Impacts**

A Pedestrian Level Wind Study was submitted to support this application. The Study indicates that suitable wind speeds are anticipated year-round. In the few instances where uncomfortable conditions are anticipated, mitigation measures have been proposed to improve the wind conditions. Staff have reviewed the Pedestrian Level

Wind Study and are satisfied with the recommendations. The effectiveness of the proposed wind control mitigations will be further evaluated and secured through the Site Plan Control application.

### **Unit Mix**

The Growing Up Guidelines recommend that a building should provide a minimum of 25 percent larger units, of which 10 percent should be three-bedroom units and 15 percent should be two-bedroom units. The proposed development would include a total of 321 new dwelling units, of which 103 (32%) units are two-bedroom, and 33 (10%) units are three-bedroom.

Staff are of the opinion that the proposed unit mix supports the objectives of the Growing Up Guidelines and the applicable Official Plan policies. The minimum percentage of two and three-bedroom units will be secured in the site-specific zoning by-law attached to this report. City Planning staff will also continue to work with the Applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines with respect to unit sizes.

### **Amenity Space**

A total residential amenity area of 1,526 square metres is proposed for the residential tower, which equates to approximately 4.75 square metres of amenity space per dwelling unit. This is further broken down as approximately 2.1 square metres of indoor amenity area and 2.7 square metres of outdoor amenity area per dwelling unit.

Staff are of the opinion that the proposed amenity space is appropriate and meets the intent of the Official Plan and current City-wide zoning standards. The amount of residential amenity space will be secured in the site-specific zoning by-law attached to this report.

### **Housing**

Affordable housing is a significant priority for the City. The proposed development, if approved, will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit. The CBC can be satisfied by a cash payment to the City or an agreement between the City and the developer for the developer to provide an in-kind contribution which could include the provision of affordable housing. The Applicant has not offered to provide affordable housing through an in-kind contribution at this time.

### **Parkland**

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.

## **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The proposal would require the removal of eleven by-law protected privately-owned trees and the retention of seven City street trees located on the City road allowances.

The planting of three replacement trees for each by-law protected privately-owned tree will be required as a condition for any future application to remove trees on the subject site. The seven by-law protected City street trees would be preserved and protected. Urban Forestry Staff have reviewed the materials submitted for this application and have no concerns. A tree protection financial guarantee will be applied to all required assets.

This proposal will also be required to comply with the tree planting elements of the TGS. Based on the site area, a total of 1,100 cubic metres of soil would be required to meet the soil volume requirements of the TGS.

The proposal has demonstrated that the required number of replacement trees and the minimum amount of soil volume needed can be achieved.

## **Mobility, Access, Parking, Loading**

The existing infrastructure surrounding the site provides opportunities for people in the neighbourhood to travel via foot, bike, public transit, and car. To the south of the site (along Corinthian Boulevard and Collingsbrook Boulevard) is an existing signed bike route that travels in an east-west direction and connects to the greater cycling network. The site is also well-served by public transportation in the form of bus routes, which include the 939 Finch Express, the 39AB Finch East (which provides 10-minute or better service), the 167 Pharmacy Avenue, and the 339 Finch East Blue Night. These bus routes also connect to the Line 1 (Yonge) and Line 4 (Sheppard) subway lines.

On site, the proposal includes two levels of underground parking with a total of 299 vehicle parking spaces, including 30 non-residential parking spaces, 22 visitor parking spaces, and 10 accessible parking spaces. The proposed vehicular access to the site would be maintained from Pharmacy Avenue. A total of 350 bicycle parking spaces would be provided, including 56 spaces for visitors. One Type 'G' loading space is provided within the residential building.

Transportation Services Staff have reviewed the Transportation Impact Study submitted to support this application and accept the conclusions of the Study. The Transportation Impact Study concludes that the intersection of Finch Avenue East and Pharmacy Avenue would operate within acceptable levels of service with the implementation of optimized signal timings. Overall, the proposed development would introduce a manageable number of vehicular trips on the surrounding road network.

## **Servicing**

Engineering and Construction Services Staff reviewed the submitted Functional Servicing and Stormwater Management Report prepared by Stantec Consulting Ltd, Decision Report - Approval – 2575 Pharmacy Avenue and Part of 100 Sprucewood Court Page 12 of 29

dated June 17, 2024. The Report indicates that a portion of the lands at 100 Sprucewood Court, which is currently under the neighbouring property's ownership, would be severed and conveyed to the owner of 2575 Pharmacy Avenue to allow for sanitary and storm sewers to be connected to Sprucewood Court. The site servicing and stormwater management design is contingent on the acquisition of the neighbouring property. As such, Staff are recommending that a holding (H) symbol be placed in the zoning by-law for the proposed development, and that the enactment of an amending by-law to lift the holding symbol be conditional upon the owner resolving sanitary and storm sewer servicing issues including acquiring the land needed for servicing, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Overall, Engineering and Construction Services Staff have reviewed all the relevant engineering related materials submitted in support of this application and have accepted the findings. The submitted materials will be further reviewed with any necessary development agreements to be entered into as part of the Site Plan Control approval process.

### **School Boards**

The Toronto Catholic District School Board (TCDSB) has advised that sufficient capacity at the local schools is anticipated. The local schools are St. Kateri Tekakwitha Catholic School, Mary Ward Catholic Secondary School, and Francis Libermann Catholic High School.

The Toronto District School Board (TDSB) has advised that sufficient capacity at the local schools is anticipated. The local schools are North Bridlewood Junior Public School, JB Tyrrell Senior Public School, and Sir John A Macdonald Collegiate Institute.

### **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 Amendment, 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. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law and the Site Plan Control application. The Applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approval process.

## Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until certain conditions set out in the By-law are satisfied. Section 5.1.2 of the Official Plan permits the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. Policy 5.1.2.2 (a) and (e) further specify that the conditions to be met prior to the removal of a holding provision may include transportation or servicing improvements, and professional or technical studies to assess potential development impacts.

The specific conditions to be met prior to the removal of the holding provision in the proposed By-law are as follows:

- The Certificate of Official for the Consent Application to sever a part of 100 Sprucewood Court and to have it conveyed to 2575 Pharmacy Avenue has been issued; and
- The Owner has submitted a Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Constructions Services.

To date, a Consent Application for the above-mentioned severance has not been submitted.

The Chief Planner and Executive Director and their designate have the authority to make decisions on applications to remove holding provisions unless they contain financial implications not previously authorized by Council. This authority will shortly be transferred to the Executive Director, Development Review Services and their designates.

## Conclusion

Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. The proposal also conforms with the Official Plan and the development criteria for *Apartment Neighbourhoods*. This development would result in appropriate intensification of an underutilized site, while also providing a suitable transition to adjacent *Neighbourhoods*. The proposal would also improve the public realm with the introduction of new soft landscape, street furniture, new sidewalks and pedestrian clearways, among other elements. The proposal also provides an appropriate mix of residential and non-residential uses on-site, which includes a place of worship and private day nursery that would serve the community. Staff recommend that Council support approval of the application.

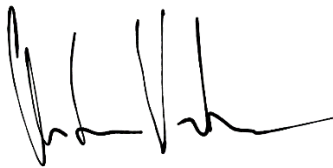
## CONTACT

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## SIGNATURE

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

## ATTACHMENTS

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### City of Toronto Data/Drawings

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

### Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevation - North
- Attachment 9: Elevation - South
- Attachment 10: Elevation - East
- Attachment 11: Elevation - West
- Attachment 12: 3D Model Looking Northwest
- Attachment 13: 3D Model Looking Southeast

## Attachment 1: Application Data Sheet

**Municipal Address:** 2575 PHARMACY AVE      **Date Received:** November 18, 2022

**Application Number:** 22 230897 ESC 22 OZ

**Application Type:** Rezoning

**Project Description:** A Zoning By-law Amendment application to permit a 3-storey (or 19.5 metres – inclusive of the mechanical penthouse) place of worship, as well as a 25-storey (or 84.5 metres inclusive of the mechanical penthouse) residential building at 2575 Pharmacy Avenue and a part of 100 Sprucewood Court. Overall, the proposal would introduce a total gross floor area of 22,800 square metres and would contain 321 new dwelling units, 299 vehicular parking spaces, and 350 bicycle parking spaces.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Blackthorn Management Inc.		Architectural Design Inc.	BRIDLEGROVE BIBLE CHAPEL

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	SASP 347
Zoning:	IPW 0.1 (x40)	Heritage Designation:	N/A
Height Limit (m):	10 metres	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	6,415	Frontage (m):	73	Depth (m):	83
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	811		1,547	<b>1,547</b>
Residential GFA (sq m):			20,488	<b>20,488</b>
Non-Residential GFA (sq m):	1,326		2,309	<b>2,309</b>
<b>Total GFA (sq m):</b>	<b>1,326</b>		<b>22,797</b>	<b>22,797</b>
Height - Storeys:	2		25	<b>25</b>
Height - Metres:			80	<b>80</b>

Lot Coverage Ratio (%):	24.12	Floor Space Index:	3.55
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	20,488	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	2,309	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			321	321
Other:				
<b>Total Units:</b>			<b>321</b>	<b>321</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		38	147	103	33
<b>Total Units:</b>		<b>38</b>	<b>147</b>	<b>103</b>	<b>33</b>

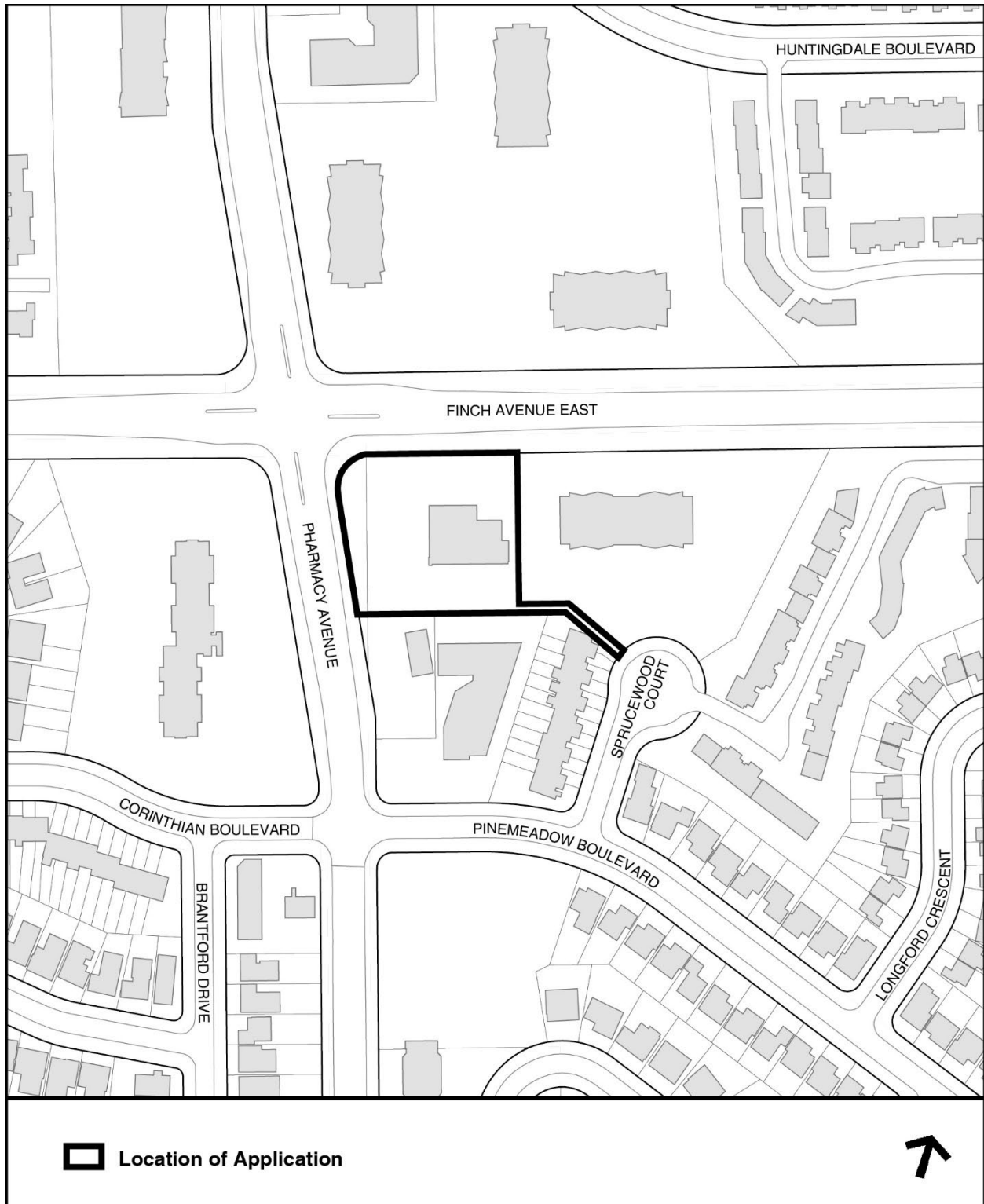
#### **Parking and Loading**

Parking Spaces: 299      Bicycle Parking Spaces: 350      Loading Docks: 1

#### **CONTACT:**

Asif Patel, Community Planner  
416-392-7572  
Asif.Patel@toronto.ca

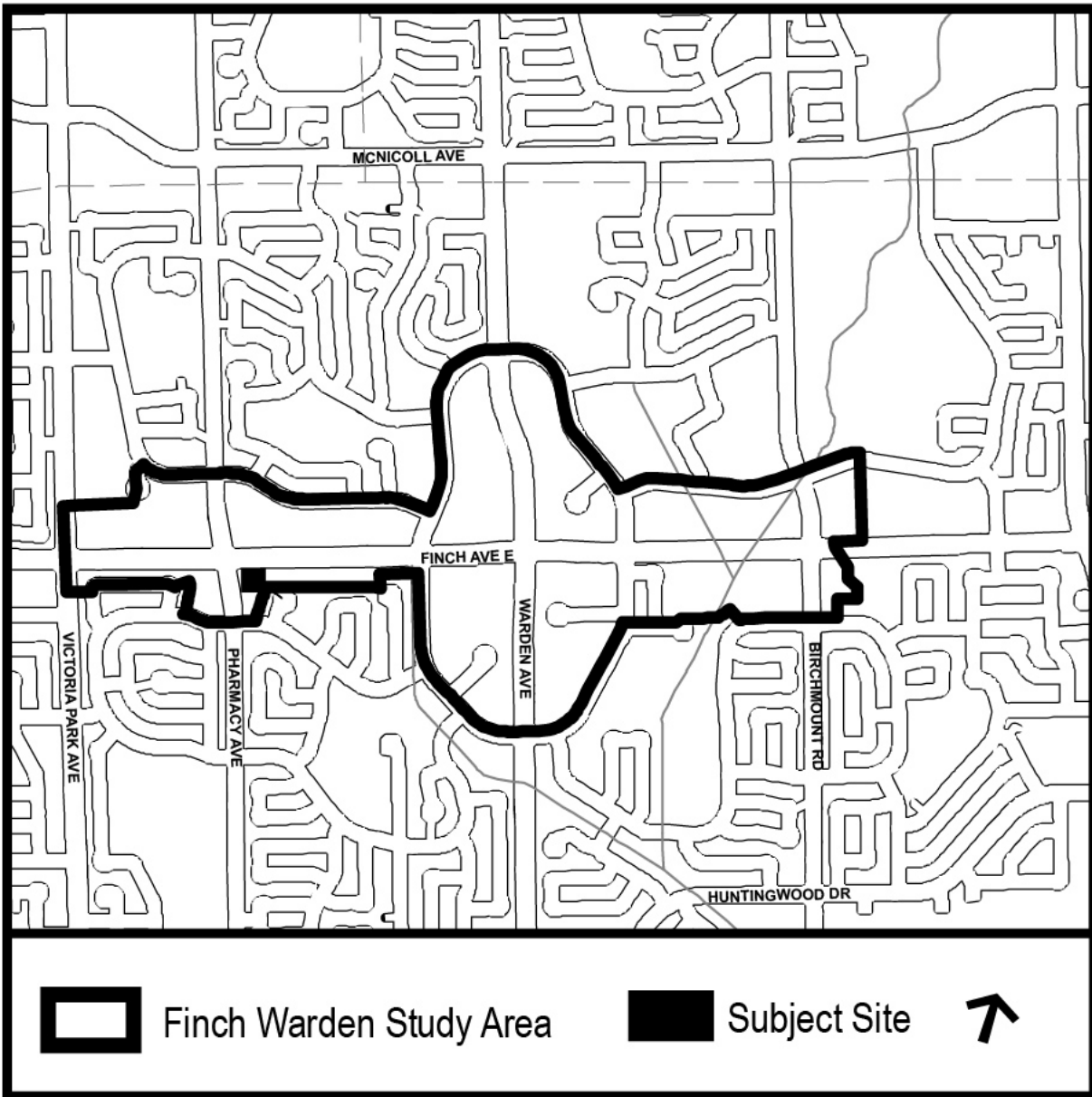
## Attachment 2: Location Map



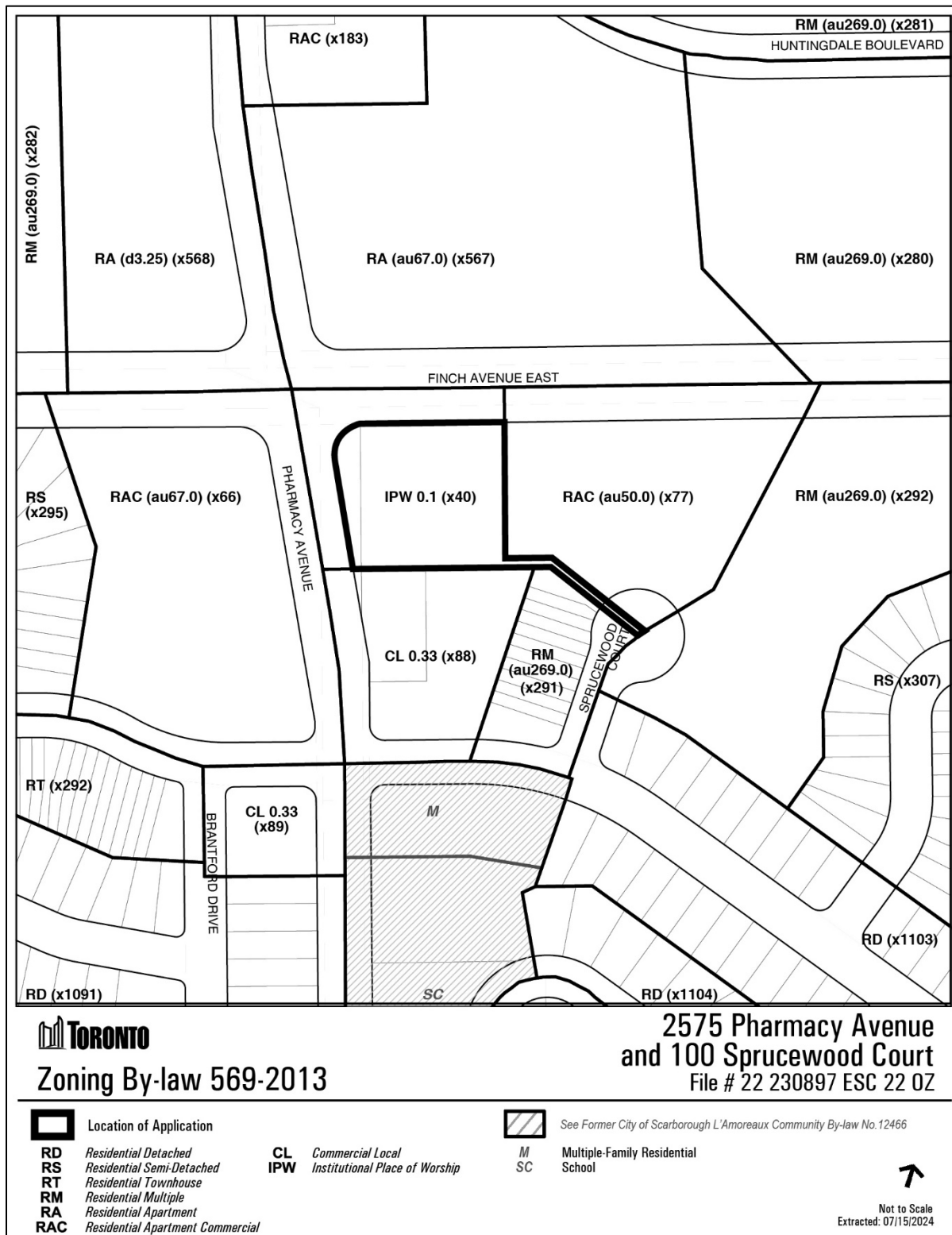
### Attachment 3: Official Plan Land Use Map



## Attachment 4: Finch Warden Revitalization Study Area Map



## Attachment 5: Existing Zoning By-law Map



## **Attachment 6: Draft Zoning By-law Amendment**

(Attached separately as a PDF)

PHARMACY AVENUE

FINCH AVENUE EAST

PRIMARY ENTRANCE

PRIMARY SERVICE

THREE STORY GARAGE HT ~ 12.1M

BOOTH

SECONDARY BUILDING ENTRANCE

25 STORY RESIDENTIAL TOWER HT ~ 75.0M

MECHANICAL PENTHOUSE HT ~ 6.0M

5 STORY PODIUM HT ~ 15.0M

LOADING ENTRANCE

UTILITY ENTRANCE

EXISTING BICYCLE RACK

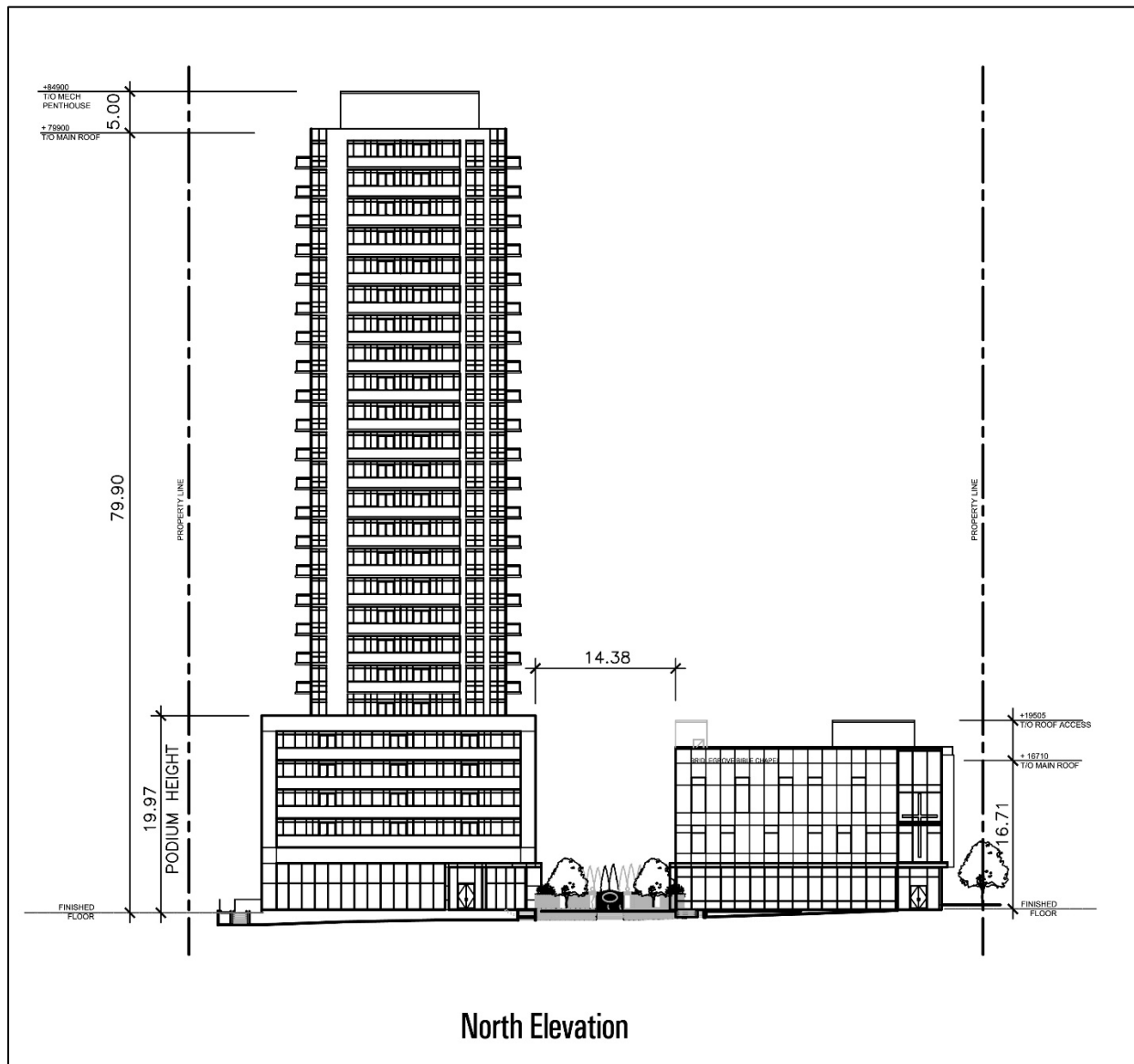
EXISTING 15 STORY RESIDENTIAL BUILDING

EXISTING BICYCLE SHELTER

EXISTING 170 STORY TOWER

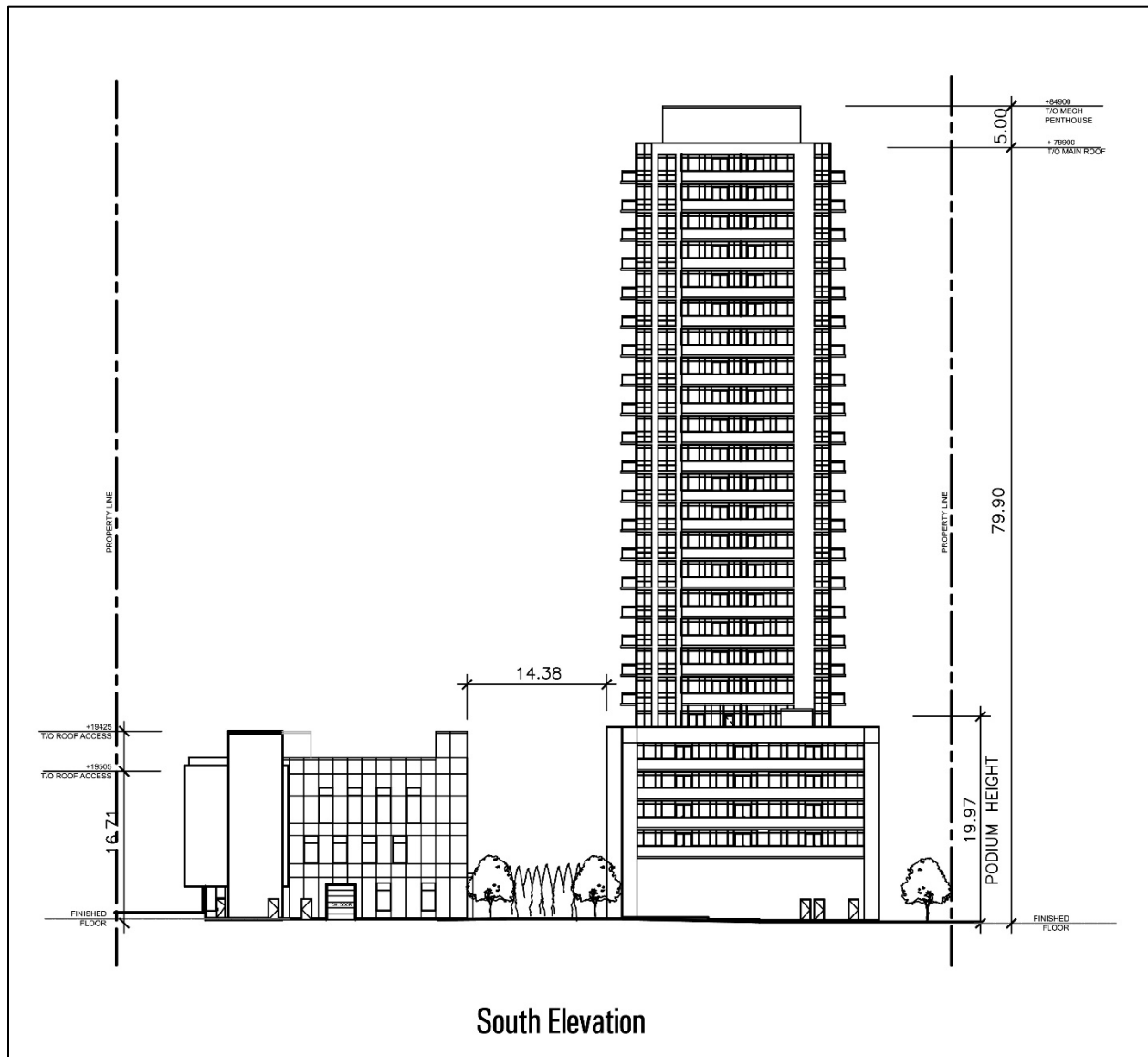
SPRUCEWOOD COURT

## Attachment 8: Elevation - North

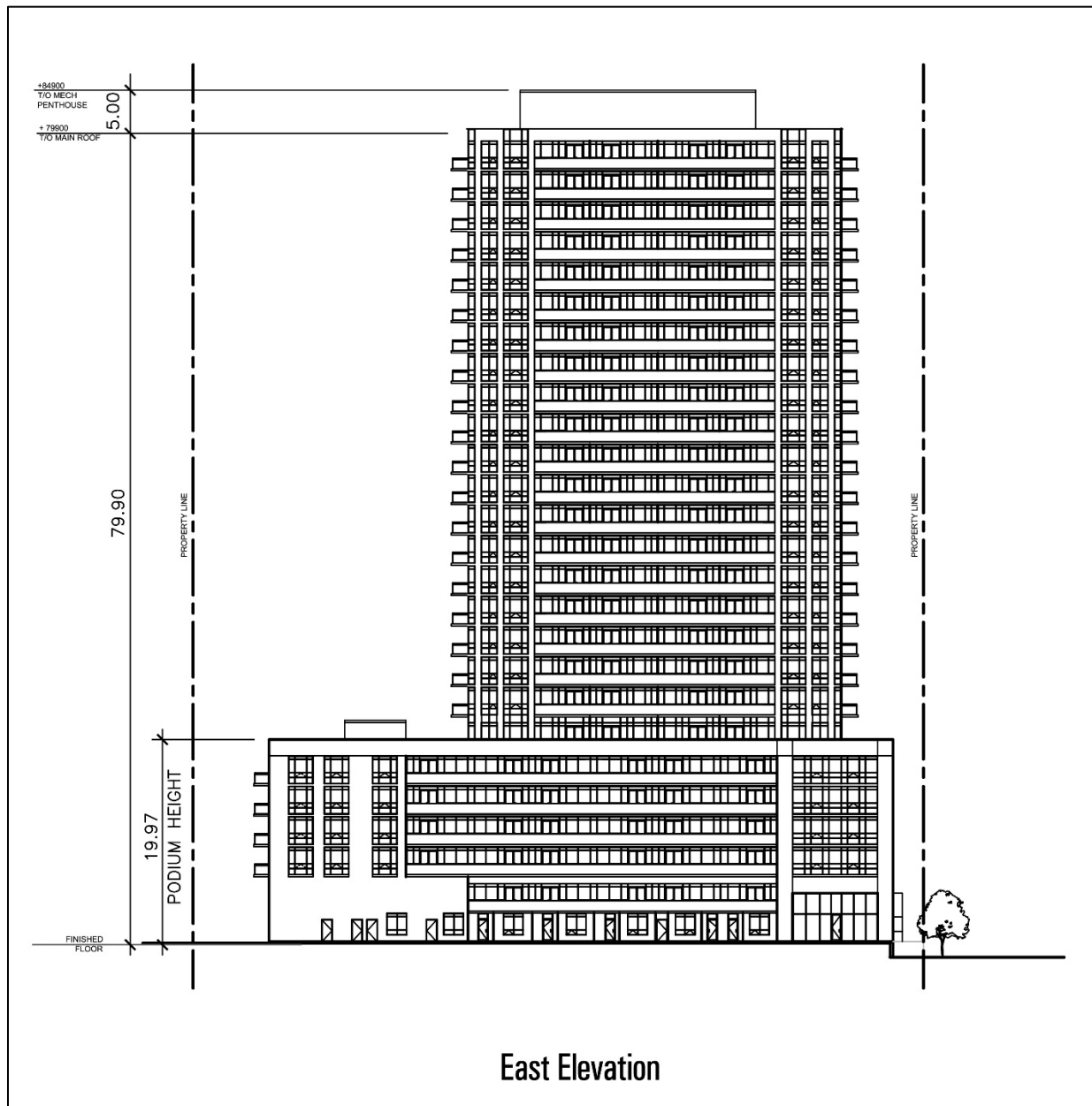




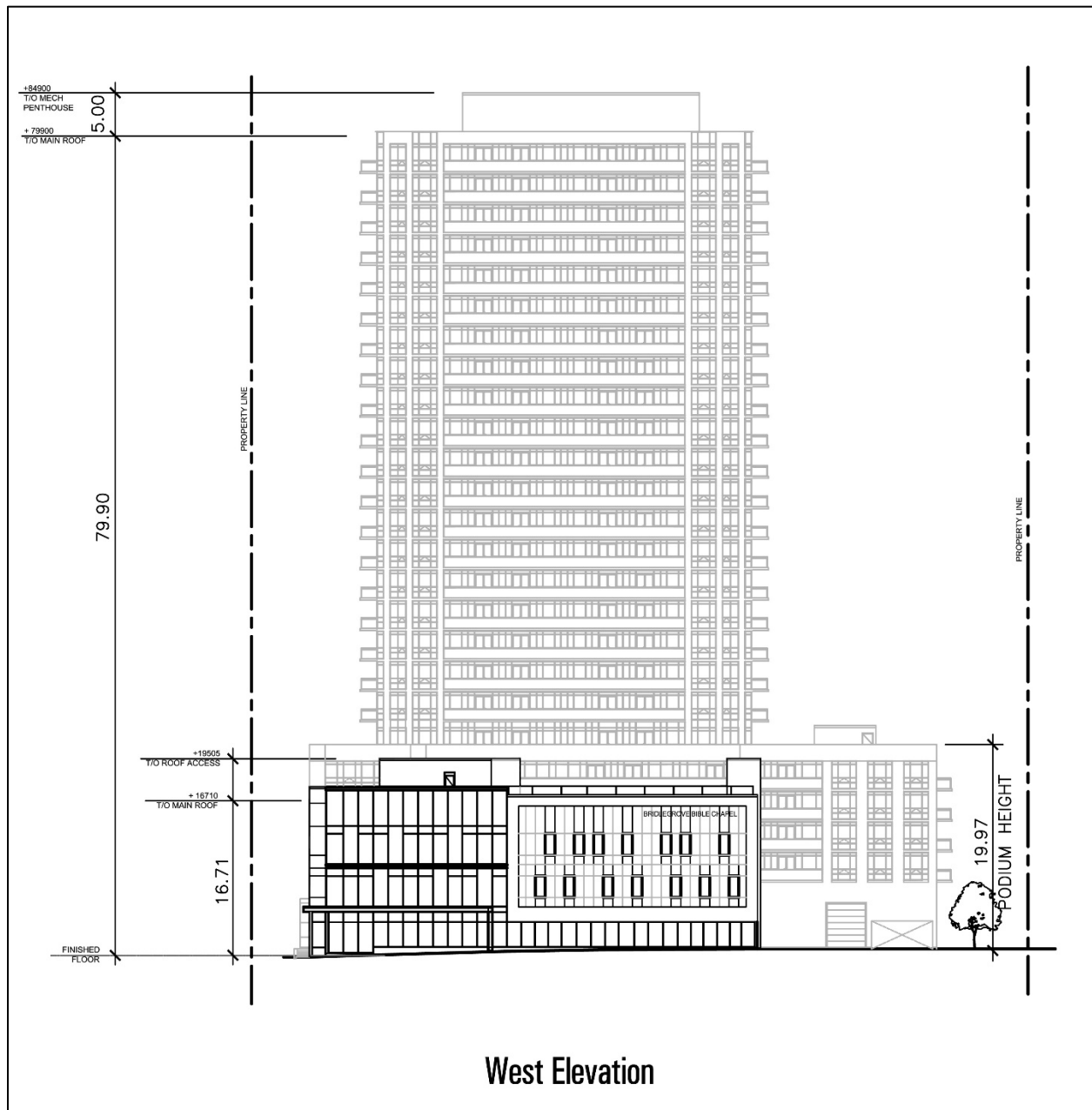
## Attachment 9: Elevation - South



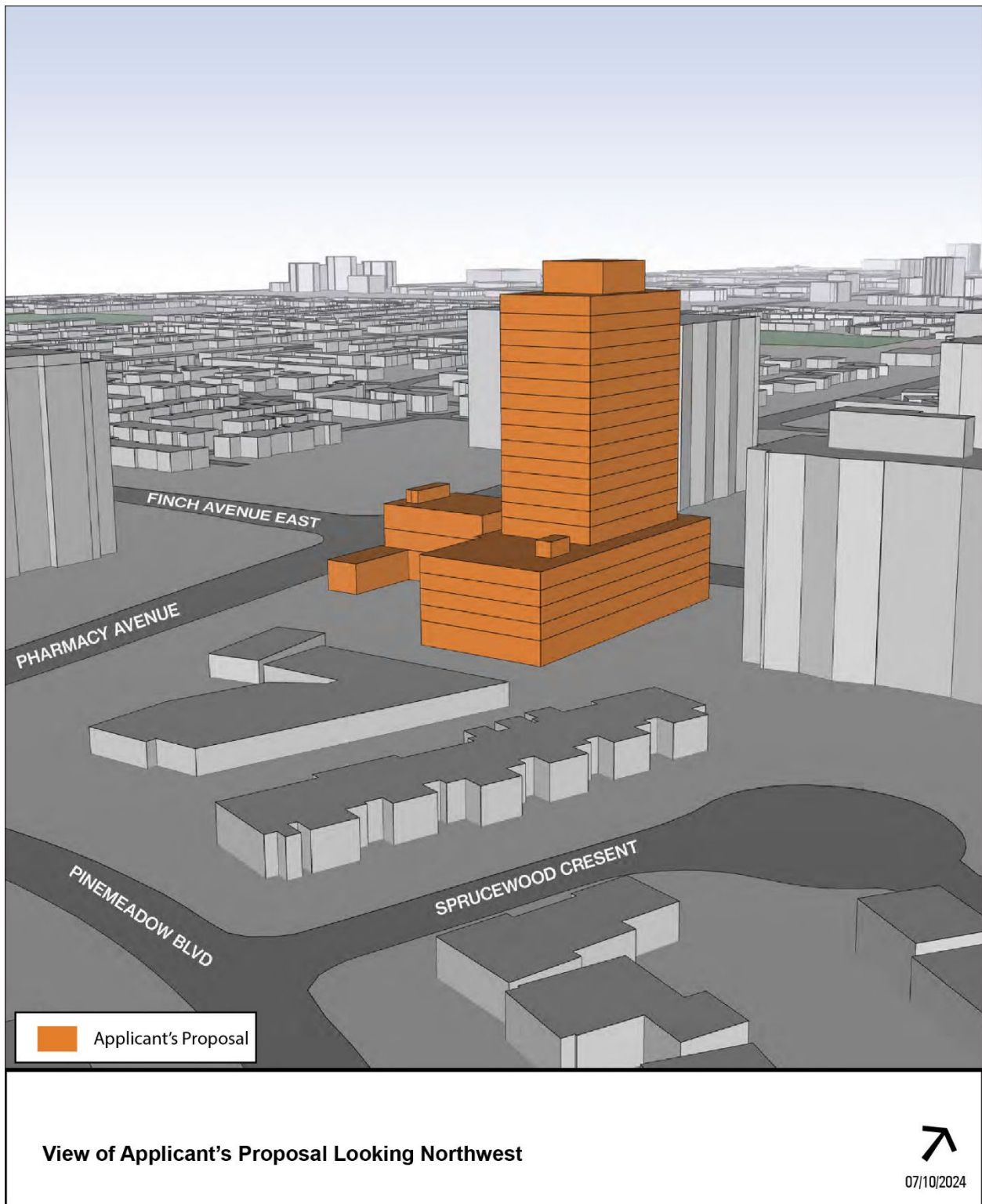
## Attachment 10: Elevation - East



## Attachment 11: Elevation - West



## Attachment 12: 3D Model Looking Northwest



## Attachment 13: 3D Model Looking Southeast

