



REPORT FOR ACTION

210 Markland Drive – Zoning Amendment Application – Decision Report – Approval

Date: December 18, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 2 – Etobicoke Centre

Planning Application Number: 22 217986 WET 02 OZ

SUMMARY

An application to amend Zoning By-law 569-2013 has been submitted that proposes to develop three new residential buildings with heights of nine, 10, and 12 storeys, respectively (the "proposal") at 210 Markland Drive ("subject land"). The existing 13-storey residential building on site, which contains 152 rental dwelling units (the "existing building"), will be retained.

A total of 484 new residential dwelling units are proposed with 37,421 square metres of Gross Floor Area ("GFA"), which includes 328 square metres of non-residential GFA, and a Floor Space Index ("FSI") of 3.12 times the area of the lot. A total of 438 vehicle parking spaces and 489 bicycle parking spaces are proposed to be provided for both the new and existing buildings. The proposal includes 1,591 square metres of on-site parkland dedication, which would connect to 1,553 square metres of connected Privately-Owned Publicly Accessible Space (POPS) along Silverthorne Bush Drive.

This proposed development is consistent Provincial Planning Statement (2024) and conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend Zoning By-law 569-2013.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 210 Markland Drive substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

- a. Submit, for review and acceptance, a 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.
- b. Make satisfactory arrangements with Engineering Review 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 acceptable by the Director, Engineering Review.

4. City Council approve that in accordance with Section 42 of the Planning Act, prior to the issuance of the first above-grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,590 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation.

5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition to the satisfaction of the General Manager, Parks, Forestry and Recreation. The owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. City Council request that the Executive Director, Development Review in consultation with the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the lands, pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to:

- a. Continue to provide and maintain the existing 152 rental dwelling units at 210 Markland Drive 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.

b. Undertake improvements to the existing rental building, at its sole expense and at no cost to the tenants, at 210 Markland Drive, as follows:

1. Access to new outdoor and outdoor amenity spaces in the proposed new buildings for tenants of the existing rental apartment building.
2. Existing laundry room to be renovated and all machines replaced (eight washers and eight dryers).
3. Exterior garbage consolidated with the new building.

FINANCIAL IMPACT

The recommendations in this report have no financial implications to the City in the current budget year and in future years.

DECISION HISTORY

A Draft Plan of Subdivision application was submitted concurrently with the Zoning By-law Amendment application in October 2022.

Staff conducted a Community Consultation Meeting ("CCM") for the application on May 24, 2023. Further engagement took place with the Markland Wood Homeowners Association (MWHA) throughout the application review process. This engagement is summarized in the Community Consultation section of this report.

THE SITE

Description

The site is generally rectangular in shape with an area of 17,438 square metres, and with frontage on Bloor Street West (135 metres), Markland Drive (115 metres), and Silverthorne Bush Drive (165 metres). To the east, the site has frontage on Millwood Park. There is full movement access to the site on both Markland Drive and Bloor Street West.

Existing Use

Approximately centred on the subject lands is a 13-storey (34 metres) residential building containing 152 rental units. There are 175 resident and 15 visitor vehicle parking spaces in a one-storey underground garage and surface parking lot to the east of the building fronting Millwood Park. To the west of the building is a vehicle driveway, turnaround, and pedestrian walkway connecting to the building lobby.

Surrounding Area

Surrounding land uses include:

- North – Lands designated *Neighbourhoods* featuring predominately detached buildings, generally one to two storeys in height.
- South – *Apartment Neighbourhoods* designated lands with an existing 10-storey residential building and a nine-storey residential building currently under construction.
- East – Lands designated *Parks* known as Millwood Park, with two baseball diamonds, tennis courts, playground, and open space.
- West – Lands designated *Other Open Space Areas*, home to the Markland Wood Golf Club, clubhouse, and surface parking lot.

PROPOSAL

Description

The original application, submitted in October 2022, proposed to amend Zoning By-law 569-2013 to retain the existing 13-storey residential building on site, and to develop four new residential buildings with heights of 12 storeys each. Further details can be found in the comparison table below.

Revised proposals were submitted in July 2024 and October 2024 based on feedback and comments from the community and City staff. Key revisions made to the original proposal include:

- Reduction in the number of buildings, building heights, and density.
- Improved setbacks and transition to *Neighbourhoods* designated properties along Silverthorne Bush Drive.
- Elimination of late afternoon shadow measured on June 21 on the Millwood #2 baseball diamond.
- Relocation of Parkland Dedication and addition of Privately-Owned Publicly Accessible Open Space (POPS) to frame Silverthorne Bush Drive and transition into Millwood Park.

Density and Unit Mix

The table below provides a comparison of the original and revised proposal. Building locations on the subject site for the revised proposal are as follows:

- Building A: northwest quadrant fronting Markland Drive and Privately-Owned Publicly Accessible Space (POPS) along Silverthorne Bush Drive.
- Building B: southwest corner fronting Markland Drive and Bloor Street West.
- Building C: east of existing building fronting Bloor Street West and Millwood Park.

Category	Original Submission – October 2022	Original Submission – October 2024
Number of Buildings	4	3
Number of Storeys (metric height excluding mechanical penthouse)	Building A: 12 (40 metres) Building B: 12 (40 metres) Building C: 12 (40 metres) Building D: 12 (40 metres)	Building A: 9 (30 metres) Building B: 12 (39.1 metres) Building C: 10 (33.8 metres)
Unit Mix	Studio: 28 (5%) One-bed: 322 (57%) Two-bed: 155 (27%) Three-bed: 59 (10%) Total: 564 (100%)	Studio: 35 (7%) One-bed: 243 (50%) Two-bed: 155 (32%) Three-bed: 51 (11%) Total: 484 (100%)
Gross Floor Area (new)	Residential: 41,555 sq. m. Non-residential (retail): 347 sq. m. Total: 41,902 sq. m.	Residential: 37,093 sq. m. Non-residential (retail): 328 sq. m. Total: 37,421 sq. m.
Floor Space Index (FSI)	3.37	3.12

Access, Parking, and Loading

The revised proposal includes 438 underground vehicle parking spaces, and 489 bicycle parking spaces for both the new and existing buildings. A total of three enclosed Type "G" and one Type "C" loading spaces are proposed, one of which would be shared with the existing building. Full movement access to the site is proposed from Markland Drive. Right-in-right-out only access is proposed from Bloor Street West.

Amenity Space

The revised proposal includes a total of 2,600 square metres of amenity space, which includes 1,394 square metres of indoor amenity space (2.2 square metres per unit) and 1206 square metres of outdoor amenity space (1.9 square metres per unit) based on the number of units in both the proposed and existing buildings.

Parkland Dedication

The revised proposal includes 1,591 square metres of on-site parkland dedication, which connects to 1,553 square metres of Privately-Owned Publicly Accessible Space (POPS) along Silverthorne Bush Drive and expands Millwood Park.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a Site Plan, and elevations of the proposal. 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/210MarklandDr.

Reasons for Application

The proposal requires amendments to city-wide Zoning By-law 569-2013 to various performance standards including, but not limited to, building height, density, gross floor area, parking, loading, and other site requirements.

APPLICATION BACKGROUND

Agency Circulation Outcomes

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

POLICY AND 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 Planning Statement (2024) and shall conform to Provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The subject land is designated *Apartment Neighbourhoods* in the Official Plan. 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: [Official Plan](#).

Zoning

The subject lands are subject to city-wide Zoning By-law 569-2013. The subject lands are zoned Residential Apartment (RA), with a maximum permitted height of 24 metres. See Attachment 4 for the existing zoning. City-wide Zoning By-law 569-2013 can be found here: [Zoning By-law 569-2013](#).

Design Guidelines

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

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately-Owned Publicly Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual.

The City's Design Guidelines may be found here: [Design Guidelines](#).

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision, and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted at this time.

COMMUNITY CONSULTATION

Community Consultation Meeting

A hybrid CCM was held on May 24, 2023 at the Etobicoke Civic Centre. In accordance with the direction provided by the Ward Councillor, the notification for the CCM was sent to properties beyond the required 120 metres from the subject land.

At the meeting, Community Planning staff presented the planning policy framework for the site and an overview of the application review process, and the applicant presented their original proposal. Following the presentations, City staff led a question-and-answer session. Comments raised include:

- The application does not reflect the existing neighbourhood. There is too much density proposed for the site. There are too many buildings. The building heights should be lowered. Setbacks to the street should be increased.
- The perspective that the proposed new buildings, in addition to other applications in the area, could add too many new residents into the Markland Wood Neighbourhood that could create strain on local utility and community institutions.
- The perspective that there are not enough vehicle parking spaces provided. There are existing parking concerns on Silverthorne Bush Drive. Additionally, this proposal should provide car-share vehicle parking spaces.
- The intersection of Bloor Street West and Markland Drive has been the site of vehicle collisions in the past, additional population may exacerbate this situation.
- There have been flooding concerns historically in the surrounding neighbourhood. There are concerns about the capacity of stormwater facilities in the area to accommodate new development.
- Concern that new buildings could lead to water pressure problems in the local neighbourhood.

- Concern over construction mitigation and interim parking locations for tenants in the existing building during construction.

The applicant made changes to the original submission that address these comments above that can be secured through the Zoning By-law Amendment process. These changes made as a result of community and staff comments are captured below in the Comments section of this report.

Markland Wood Homeowners Association

Community Planning staff met in-person on July 17, 2024 and November 4, 2024 with a subcommittee of the Markland Wood Homeowners Association ("MWHA"). At these meetings, subcommittee members echoed several of the concerns raised at the CCM, and also included additional concerns and comments regarding built form, as detailed below:

- Concern over new building shadow on existing residential buildings along Silverthorne Bush Drive.
- Concern that the building setbacks to Markland Drive and Silverthorne Bush Drive are not large enough.
- Concern about potential vehicle access to the site on Silverthorne Bush Drive.
- Concern about projecting balconies.
- Preference for garbage facilities to be enclosed or underground.

Collaborative engagement took place with the MWHA regarding Official Plan policy and other aspects of the Zoning By-law amendment review process. Additionally, ongoing communication with MWHA subcommittee representation took place to provide updates and further clarity.

Changes were made by the applicant to the original submission to address comments from members of the community. These changes meet Official Plan and Urban Design guidelines expectations as it relates to built form transition from higher to lower density land uses as shown below in the Comments section of this report.

Bloordale Baseball Association

Bloordale Baseball Association ("Bloordale") permit the adjacent baseball diamonds at Millwood Park to the east of the subject land throughout the baseball season. Bloordale submitted a letter to Community Planning on May 24, 2023 which included the following comments:

- The proposed buildings would impede sunlight access for the Millwood #2 baseball diamond directly adjacent to the proposed lands which would impact the use of the diamond in the evening hours as there are no artificial lights.

- Bloordale already operates at full capacity and cannot afford to lose the utility of the Millwood #2 diamond.
- There are no parking lots associated with the two Millwood baseball diamonds, and park users must find parking on neighbouring streets, specifically Silverthorne Bush Drive. The development should provide adequate parking for residents and their visitors on site so that they do no need to park along Silverthorne Bush Drive.

Changes were made by the applicant to the original submission which would preserve the utility of the Millwood #2 baseball diamond in the evening hours. These changes are captured below in the Comments section of this report.

Applicant Outreach

Members of the applicant's team met with members of the local community throughout the application review process to receive feedback and present updated materials. This included a residents information meeting on August 23, 2022, and meetings with the MWHA on May 9, 2023 and November 13, 2024.

COMMENTS

Provincial Planning Statement

Staff has reviewed the current proposal for consistency with the Provincial Planning Statement, 2024 (PPS) and determined that the revised proposal is consistent with the PPS, as the proposal:

- Would accommodate appropriate residential infill growth that provides an appropriate scale and form of development that can be accommodated on the lands, which also supports policy objectives related to focusing growth in built-up areas within existing settlement areas.
- Supports efficient land use, reduces land consumption related to residential development, and makes efficient use of infrastructure.
- Would support objectives of the PPS by providing for a range of housing options, including maintaining the existing rental housing stock and providing for new development and residential intensification.

Land Use

This application has been reviewed against the Official Plan policies in the Policy and Regulation Considerations section of this report. The proposed use and building type are in keeping with the Official Plan directions for the *Apartment Neighbourhoods* designation which provides opportunities for infill development. The proposal is compatible with the neighbouring land uses, fits within the existing and planned land use context of the area, and contributes to housing options within the community.

Density, Height, Massing

The proposed density, height, and massing of this revised proposal have been reviewed against the Official Plan policies as well as design guidelines referenced in the Policy and Regulation Considerations Section of this report.

The revised proposal is consistent with Official Plan *Apartment Neighbourhoods* Built Form and Public Realm policies, which emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces, as follows:

- The heights of the proposed buildings are consistent with approved and proposed building heights within *Apartment Neighbourhoods* in the surrounding area, specifically other infill development applications within the Markland Wood neighbourhood.
- The proposed FSI of 3.12 is consistent with other infill development applications within the Markland Wood neighbourhood. Further, the proposed lot coverage of 35.6 percent is less than the existing maximum lot coverage permissions for the site.
- Proposed Building A and Building C adjacent to Silverthorne Bush Drive, including mechanical penthouses, fall below a 45-degree angular plane measured from the adjacent *Neighbourhoods* designated lands. This is consistent with the Mid-Rise Building Performance Standards approach used to achieve maximum building heights while providing transition in scale and access to sunlight from higher-scale to lower-scale areas.
- The proposed setbacks of Building A and Building C to Silverthorne Bush Drive range from 15.5 metres and 39.5 metres. This exceeds the side-street setback guidelines in the Mid-Rise Building Performance Standards, as well as the existing setbacks present in the adjacent *Neighbourhoods* designated properties.
- The proposed setbacks of Buildings A, B, and C with frontage to Markland Drive and Bloor Street West are consistent with setback guidelines in the Mid-Rise Building Performance Standards.
- The proposed setback of Building C to Millwood Park and the Parkland Dedication lands is a minimum of five metres.
- The proposal meets the Mid-Rise Building Performance Standards separation distance of a minimum of 20 metres between building walls with windows present to preserve sunlight access and sky views, for all the buildings on the site.
- The proposed new buildings incorporate step-backs at upper storeys as per the guidelines in the Mid-Rise Building Performance Standards.
- The proposed non-residential uses along the Bloor Street West frontage at the ground floor would provide appropriate animation at the street level.

- The proposal establishes pedestrian connections by providing at-grade, publicly accessible open space throughout the subject lands to connect and extend the existing network of parks and open space along Silverthorne Bush Drive.

Shadow Impact

A Sun and Shadow Study prepared by Diamond Schmitt Architects (dated October 8, 2024) was submitted as part of the revised proposal, measuring new and existing shadow impacts hourly throughout the day on March 21, June 21, and September 21.

The Official Plan contains policies about developments limiting their shadow impacts on parks and the public realm. Specifically, policy 3.2.3.3 requires developments to minimize their shadow impacts on parks and open spaces to preserve their utility. The Sun and Shadow Study provided demonstrates an improvement from the original submission with regards to the shadows cast on Millwood Park, specifically the Millwood #2 baseball diamond, that is acceptable to Parks Development staff. The revised massing and location of proposed Building C adjacent to Millwood Park, specifically its tiering in height from two to four to eight to 10 storeys, has eliminated late afternoon and early evening shadow on the Millwood #2 baseball diamond measured on June 21, with partial shadow on the infield measured at 5:18 p.m. and 6:18 p.m. on March 21 and September 21.

The Official Plan also contains policies that speak to development criteria within *Apartment Neighbourhoods*. Policy 4.2.2 (c) identifies that development should be located and massed so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*. The Sun and Shadow Study provided demonstrates an improvement from the original submission that is acceptable to staff, as follows. The revised proposal has massed and set back Building A and Building C from Silverthorne Bush Drive to limit the extent of new shadow impact to two single-detached buildings located on *Neighbourhoods* designated properties for a period of 1-hour measured on March 21 and September 21, with no shadow impact measured on June 21.

Improvements to the Existing Housing

The proposal includes improvements to the existing rental building and associated outdoor spaces, as follows:

- Renovation of existing laundry room including the replacement of all washer and dryers (eight washers and eight dryers).
- Existing exterior waste collection to be consolidated underground.
- Access to indoor and outdoor amenity space of proposed new buildings.

The costs of all the above-mentioned improvements, 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 is required prior to Site Plan Control approval, to mitigate and minimize construction impacts on existing residents.

Unit Mix

The revised proposal includes 484 units which includes 7% studio, 50% one-bedroom, 32% two-bedroom, and 11% three-bedroom units. Staff are satisfied that the proposal adequately supports the unit mix objectives of the Growing Up Guidelines. The location, configuration, and size of units will be advanced through the Site Plan Control process. The minimum unit mix for two and three bedroom types will be secured in the Zoning By-law.

Parking

The parking requirement for the subject lands is contingent upon compliance with Zoning By-law 569-2013, as amended. There are no minimum parking requirements for the residential or retail uses. The minimum residential visitor parking spaces required is 33. The revised proposal includes a total of 438 parking spaces consisting of 394 residential and 44 residential visitor parking spaces. The number of spaces proposed does not exceed the maximum permitted.

Based on the effective parking rate associated with each proposed use, 15 accessible residential and two accessible non-residential parking spaces are required. The revised proposal includes 25 accessible parking spaces which exceeds the minimum requirement.

The application is required to provide bicycle parking spaces in accordance with Zoning By-law 569-2013, bicycle zone 2. A total of 478 bicycle parking spaces are required (45 short-term, 433 long-term). The revised proposal includes a total of 489 bicycle parking spaces (52 short-term, 437 long-term).

Further, there are Official Plan policies related to development criteria within *Apartment Neighbourhoods*. Policy 4.2.2 (g) identifies that development should strive to consolidate parking and service areas where they are not visible from the streets, parks, and landscaped open spaces. Policy 4.2.3 (h) identifies that parking ramps should be placed within the building where achievable. All proposed parking spaces are located underground and the two proposed parking ramps are located within Building B and Building C, respectively.

The proposed supply of vehicle and bicycle parking spaces meets the requirements of Zoning By-law 569-2013. The provision of underground parking and internal parking ramps achieve Official Plan Policy.

Loading

Based on Zoning By-law 569-2013, one Type "G" loading space is required for a building consisting of 31 to 399 dwelling units. For retail spaces that are less than 499

square metres, a loading space is not required. Based on the revised proposal, a minimum of three Type "G" loading spaces are required.

The applicant is proposing one Type "C" and three Type "G" loading spaces, one of which is to be shared with the existing building. This satisfies the requirements of Zoning By-law 569-2013.

Further, the Official Plan contains policies that speak to development criteria within *Apartment Neighbourhoods*. Policy 4.2.3 (p) identifies that new development should improve waste storage and diversion facilities including enclosure of outdoor waste storage areas and enclosed waste storage facilities within a building. The proposed loading spaces in the revised proposal are enclosed, and are acceptable to staff.

Access

The local community expressed their preference for maintaining the access to Bloor Street West, rather than providing a secondary access on Silverthorne Bush Drive. Existing full movement access to the subject land is currently provided and was originally proposed to remain on Markland Drive and Bloor Street West. To ensure efficient access to the proposed development, it has been agreed upon that in addition to maintaining full movement access to Markland Drive, the Bloor Street West access driveway will be restricted to a right-in-right-out configuration to eliminate left-turn conflicts onto Bloor Street West. This would be done through the installation of a physical barrier and appropriate signage.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre-wide right-of-way for this segment of Bloor Street West, a 0.4-metre-wide road widening is required and will be conveyed to the City through the Site Plan Control application.

Parkland

In accordance with Section 42(3) of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10% percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 1,590 square metres.

The applicant is satisfying the parkland dedication requirement through an on-site dedication of 1,591 square metres at the northeast corner of the development site, which will expand Millwood Park. The parkland dedication complies with Policy 3.2.3.8 of the Official Plan. A five-metre setback between the park boundary and any adjacent building face has also been provided.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the

owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Privately-Owned Publicly Accessible Open Space (POPS)

In accordance with the Official Plan, Privately-Owned Publicly Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces.

A POPS of approximately 1,553 square metres is being proposed, fronting Building A and the existing building, along Silverthorne Bush Drive with a minimum width of 15.5 metres. The proposed POPS is a positive element of the proposal that provides for increased building setbacks along Silverthorne Bush Drive. It will also create a publicly accessible pedestrian connection starting at Markland Drive, moving east through to Millwood Park. Staff will address the final design of the POPS through the Site Plan Control process.

Amenity Space

The revised proposal provides a total of 4.1 square metres of amenity space per unit based on the number of units in both the proposed and existing buildings. This achieves the minimum amenity space requirements for the Residential Apartment Zone (RA). Residents of the existing building will have access to the proposed amenity space.

Through the Site Plan Control process, details on the specific locations, layout, and programming of the amenity space, will be reviewed further and secured.

Tree Preservation

The Tree Inventory and Preservation Plan provided by the applicant indicates that the development proposes to remove five City-owned trees and a total of 28 protected private trees located on the site due to direct conflict with the proposed development. The plan also indicates that the development proposes to injure several protected City and private trees due to the proposed removal of the existing surface parking area and installation of new public sidewalk and private walkways.

The proposed Landscape Plan and Planting Plan currently show the locations of 95 new trees on the private property and three new trees in the City's road allowance. Further, details related to tree preservation and new tree planting measures to minimize injuries to trees are to be addressed through the Site Plan Control review process.

Streetscape

As part of a future Site Plan Control application, the applicant will be required to reconstruct the streetscape along Bloor Street West, Markland Drive, and Silverthorne

Bush Drive. New features would include a new bus platform along Markland Drive, the reconstruction of the Bloor Street West and Markland Drive sidewalks to a width of 2.1 metres, and the protection of and addition to existing tree planting within the landscaped boulevards. The design of pedestrian connections within the site would also be secured to the satisfaction of the Director, Community Planning, Etobicoke York District, through a Site Plan Control application.

Servicing

As a condition of approval to the Zoning By-Law Amendment application, the owner is required to;

- Submit to the Director of Engineering Review for review and acceptance, prior to approval of the rezoning application, a 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; and
- Make satisfactory arrangements with Engineering Review 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 and Traffic Impact Study accepted by the Director of Engineering Review.

Toronto Green Standard

Council has adopted the four-tier TGS. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant is required to meet Tier 1 of Version 4 of the TGS for zoning matters. 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. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured on site plan drawings and through a Site Plan Control agreement.

Toronto Transit Commission (TTC)

There is a TTC bus stop located on Markland Drive at the frontage of the subject land. The TTC requested a curb adjustment, bus bay, and exit taper along Markland Drive to keep buses out of the traffic lane when serving the stop, including a level concrete platform to provide adequate room to operate the accessible ramp on their buses. Additionally, the TTC requested a Wheel-Trans pick-up/drop-off area location to be provided for each building on site. TTC requirements will be refined and secured through the Site Plan Control approval process.

CONCLUSION

The proposed Zoning By-law Amendment is consistent with the PPS (2024) and conforms to the City's Official Plan. Staff recommend that Council support the proposed recommendations to approve the Zoning By-law Amendment.

CONTACT

Thomas Spolsky, Planner, Community Planning
Tel. No.: 416-338-6507
E-mail: thomas.spolsky@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- 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: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 210 Markland Drive Date Received: October 17, 2022
Application Number: 22 217986 WET 02 OZ
Application Type: Rezoning

Project Description: Revised proposal to develop three new residential buildings with heights of nine, 10, and 12 storeys respectively. The existing 13-storey residential building on site, which contains 152 rental dwelling units would be retained. A total of 484 residential units are proposed with a total of 38,061 sq/m of gross floor area (GFA) which includes 328 sq/m of non-residential GFA. The proposal includes 1,591 square metres of on-site parkland dedication, which connects to 1,553 square metres of Privately-Owned Publicly Accessible Space (POPS) along Silverthorne Bush Drive.

Applicant/Agent	Architect	Owner
Bousfields Inc. 3 Church Street, Suite 200, Toronto, ON M5E 1M2	Diamond Schmitt Architects 384 Adelaide Street West Suite 100, Toronto M5V 1R7	MR-V 210 Markland Drive Inc. 1133 Yonge Street, Toronto, ON M4T 2Y7

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	No
Zoning:	RA (f24.0) (x67)	Heritage Designation:	No
Height Limit (m):	24.0	Site Plan Control Area:	Yes

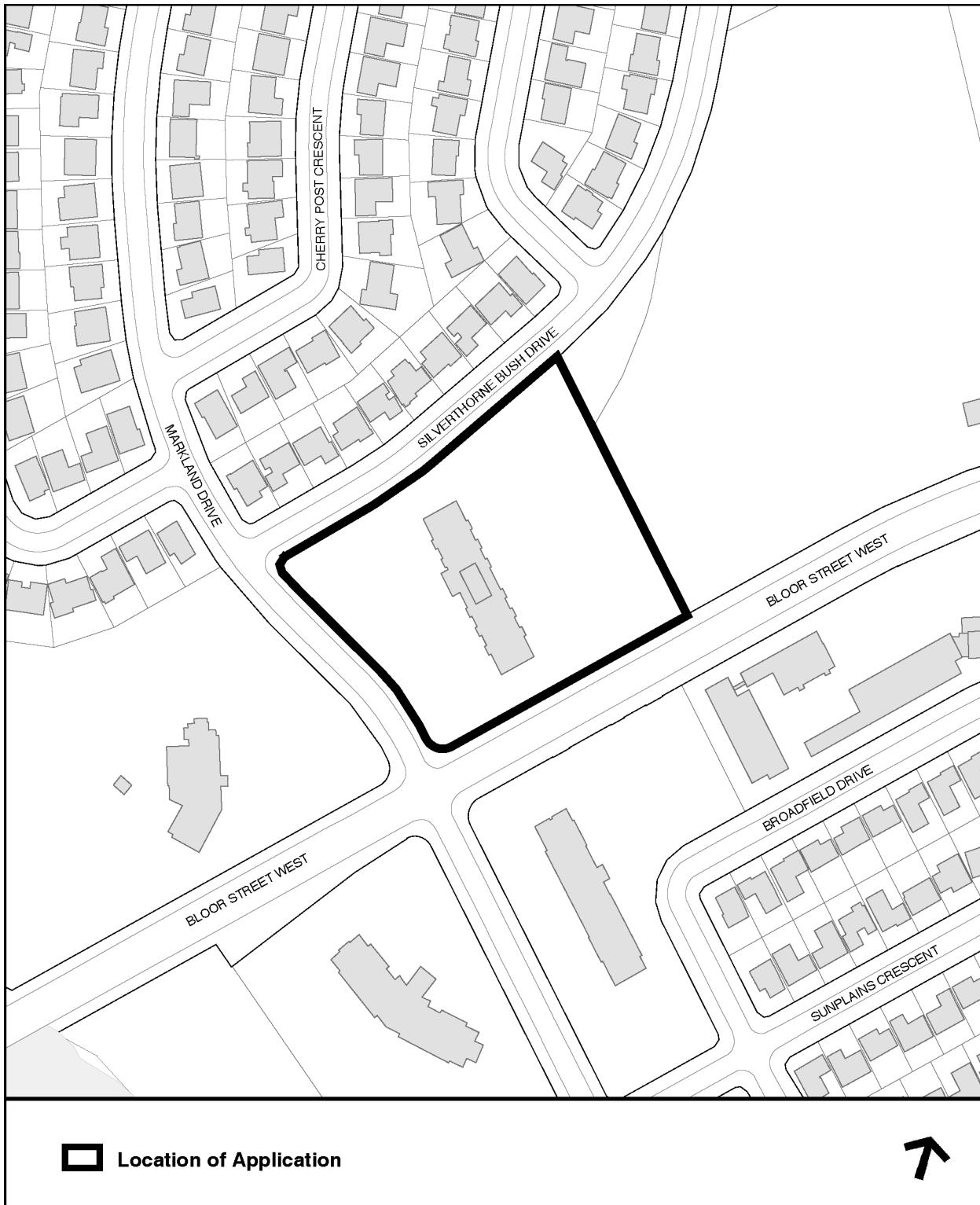
PROJECT INFORMATION

Site Area (sq m):	17,483	Frontage (m):	135	Depth (m):	115
-------------------	--------	---------------	-----	------------	-----

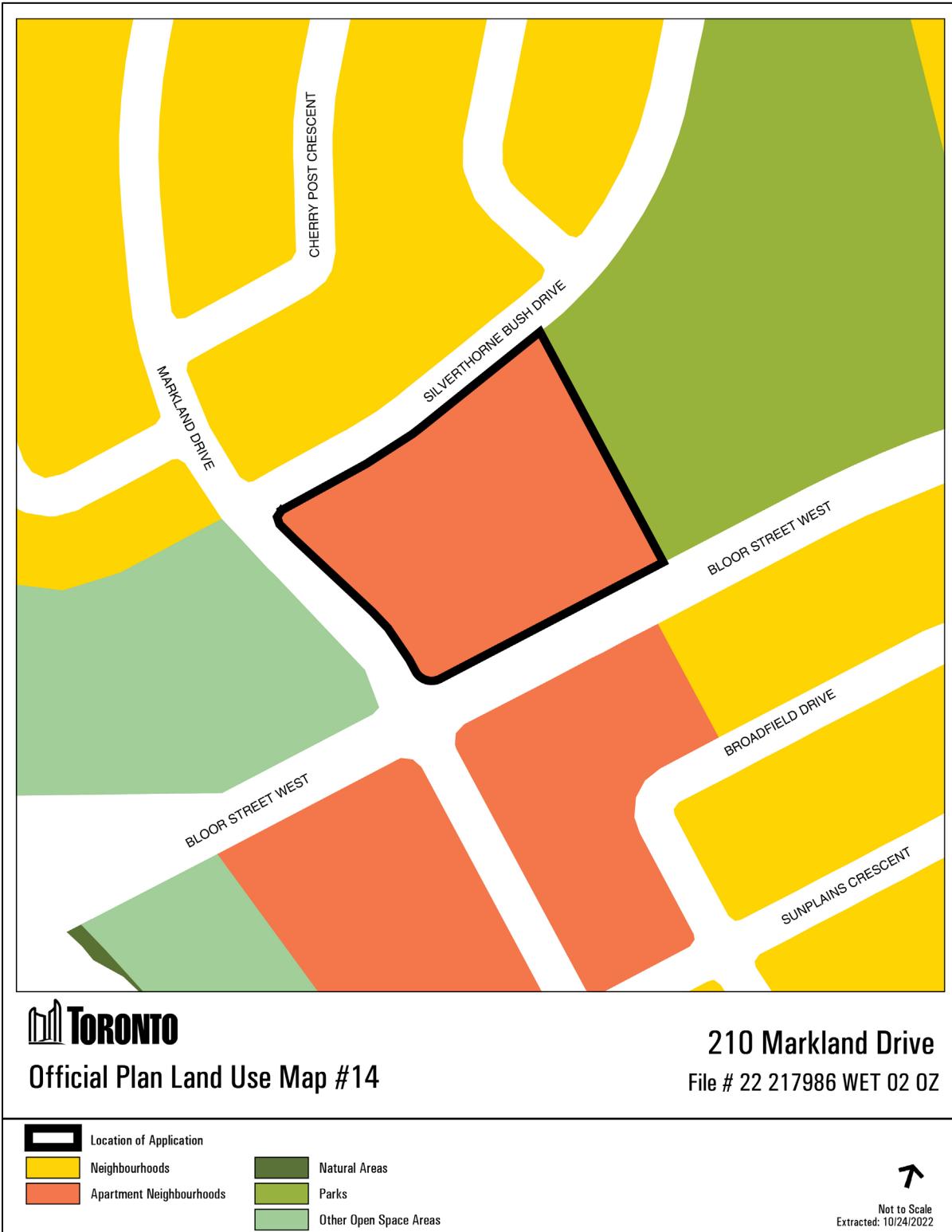
Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,340	1,340	4,894	6,234
Residential GFA (sq m):	17,060	17,060	37,093	54,153
Non-Residential GFA (sq m):	-	-	328	328
Total GFA (sq m):	17,060	17,060	37,421	54,481

Height - Storeys:	13	-	9/10/12	9/10/12
Height - Metres:	34	-	30/33/39	30/33/39
Lot Coverage Ratio (%):	35.66	Floor Space Index: 3.12		
Floor Area Breakdown		Above Grade (sq m)	Below Grade (sq m)	
Residential GFA:	54,153		-	
Retail GFA:	328		-	
Office GFA:	-		-	
Industrial GFA:	-		-	
Institutional/Other GFA:	-		-	
Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	152	152	-	152
Freehold:	-	-		
Condominium:	-	-	484	484
Other:				
Total Units:	152	152	484	636
Total Residential Units by Size				
	Rooms	Studio	1 Bedroom	2 Bedroom
Retained:			52	74
Proposed:		35	243	155
Total Units:		35	295	229
3+ Bedroom				
				77
Parking and Loading				
Parking Spaces:	438	Bicycle Parking Spaces:	489	Loading Docks: 4

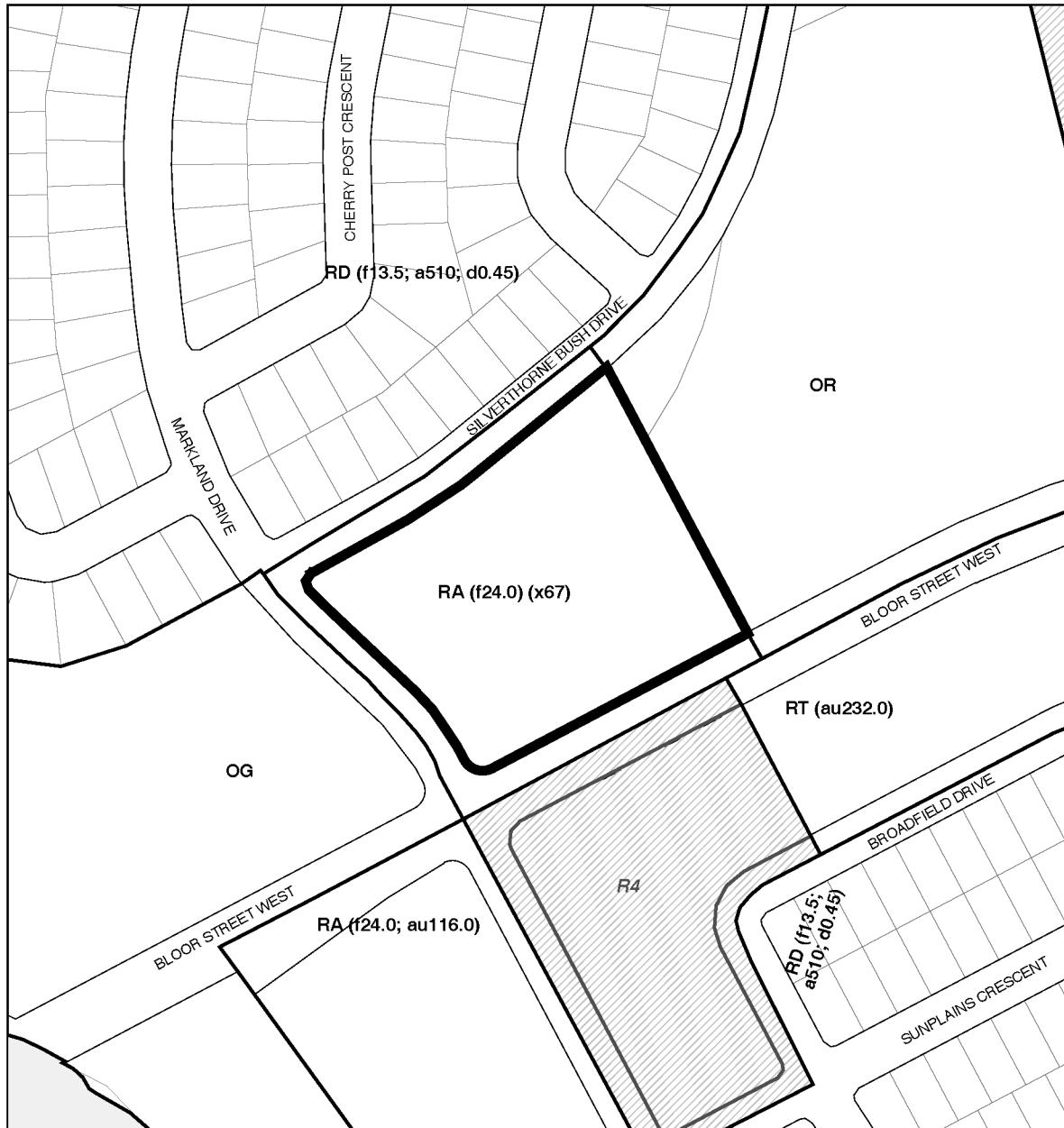
Attachment 2: Location Map



Attachment 3: Official Plan and Land Use Map



Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

210 Markland Drive

File # 22 217986 WET 02 0Z



Location of Application

RD	Residential Detached
RT	Residential Townhouse
RA	Residential Apartment
OR	Open Space Recreation
OG	Open Space Golf Course



See Former City of Etobicoke By-Law No. 11,737
 R2 Second Density Residential Zone
 R4 Fourth Density Residential Zone

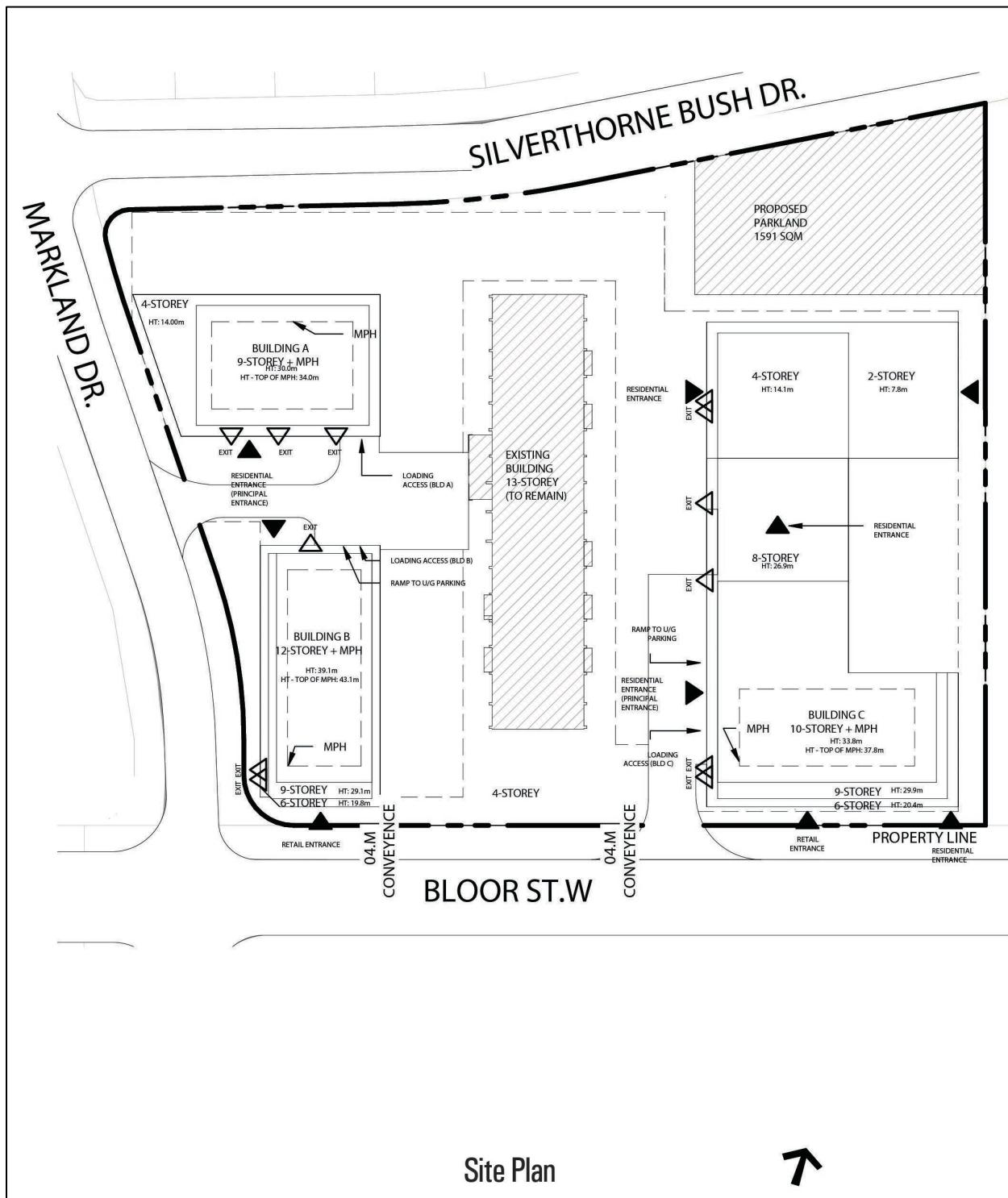


Not to Scale
 Extracted: 10/24/2022

Attachment 5: Draft Zoning By-law Amendment

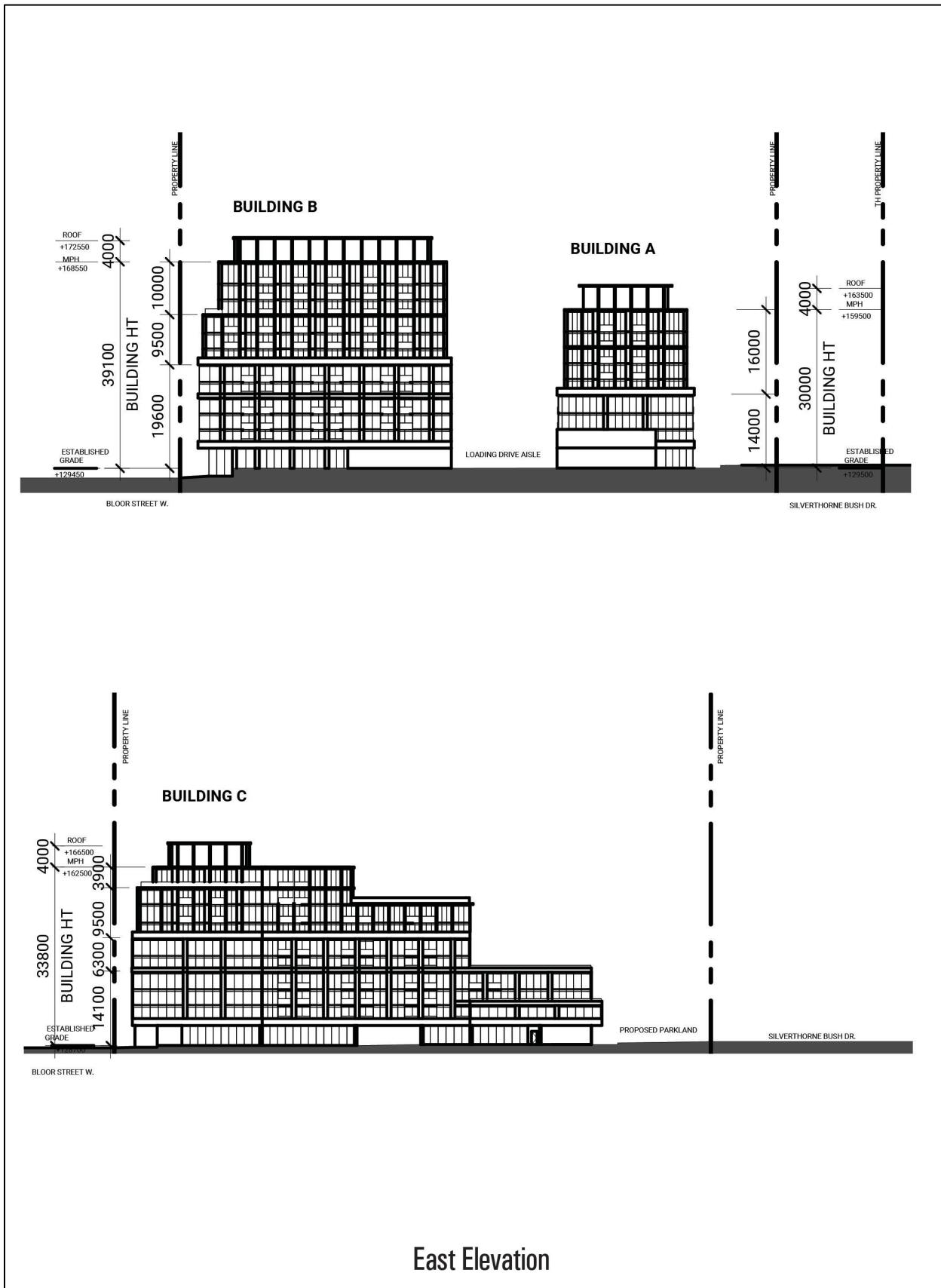
Provided under separate cover.

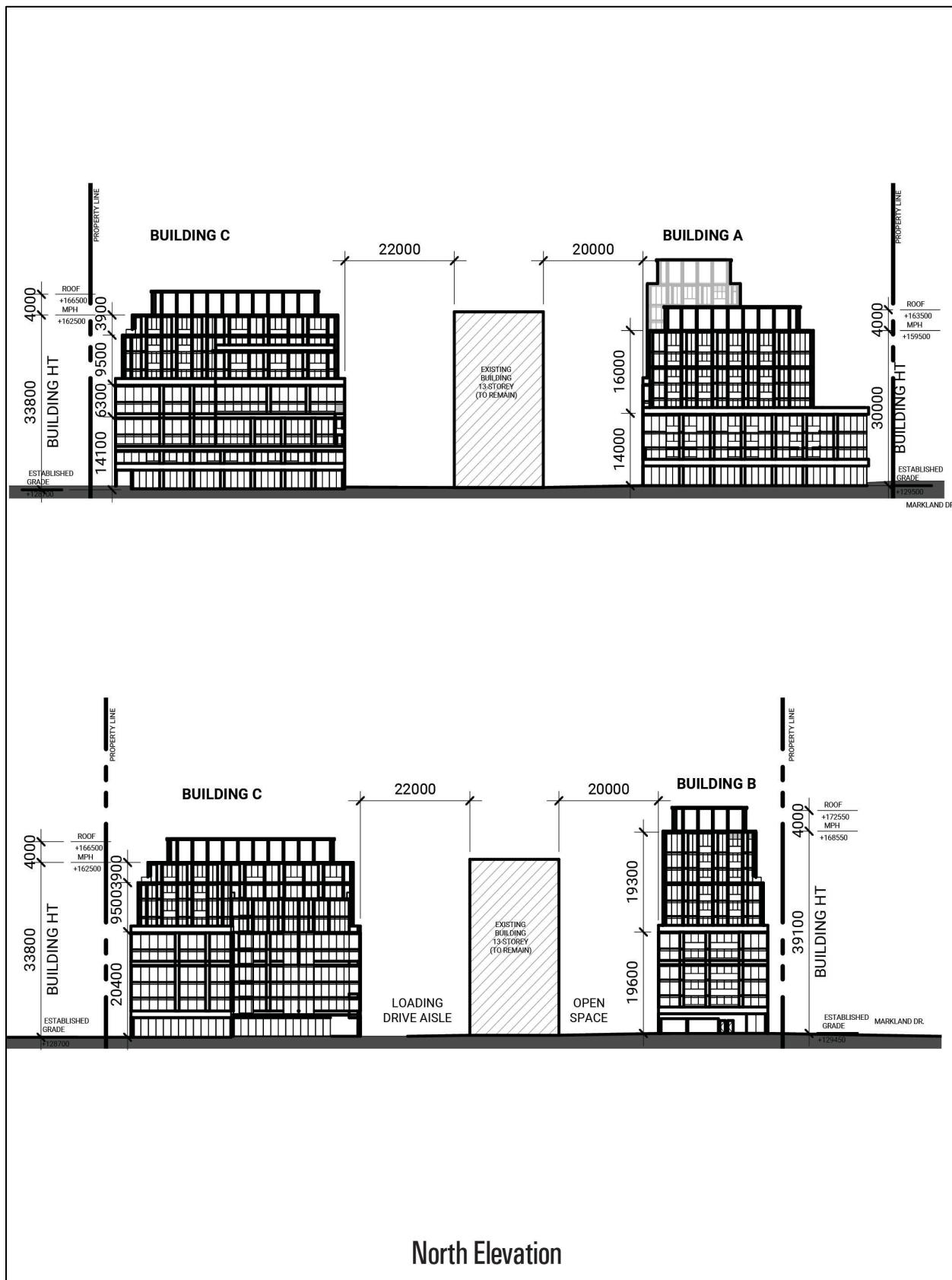
Attachment 6: Site Plan

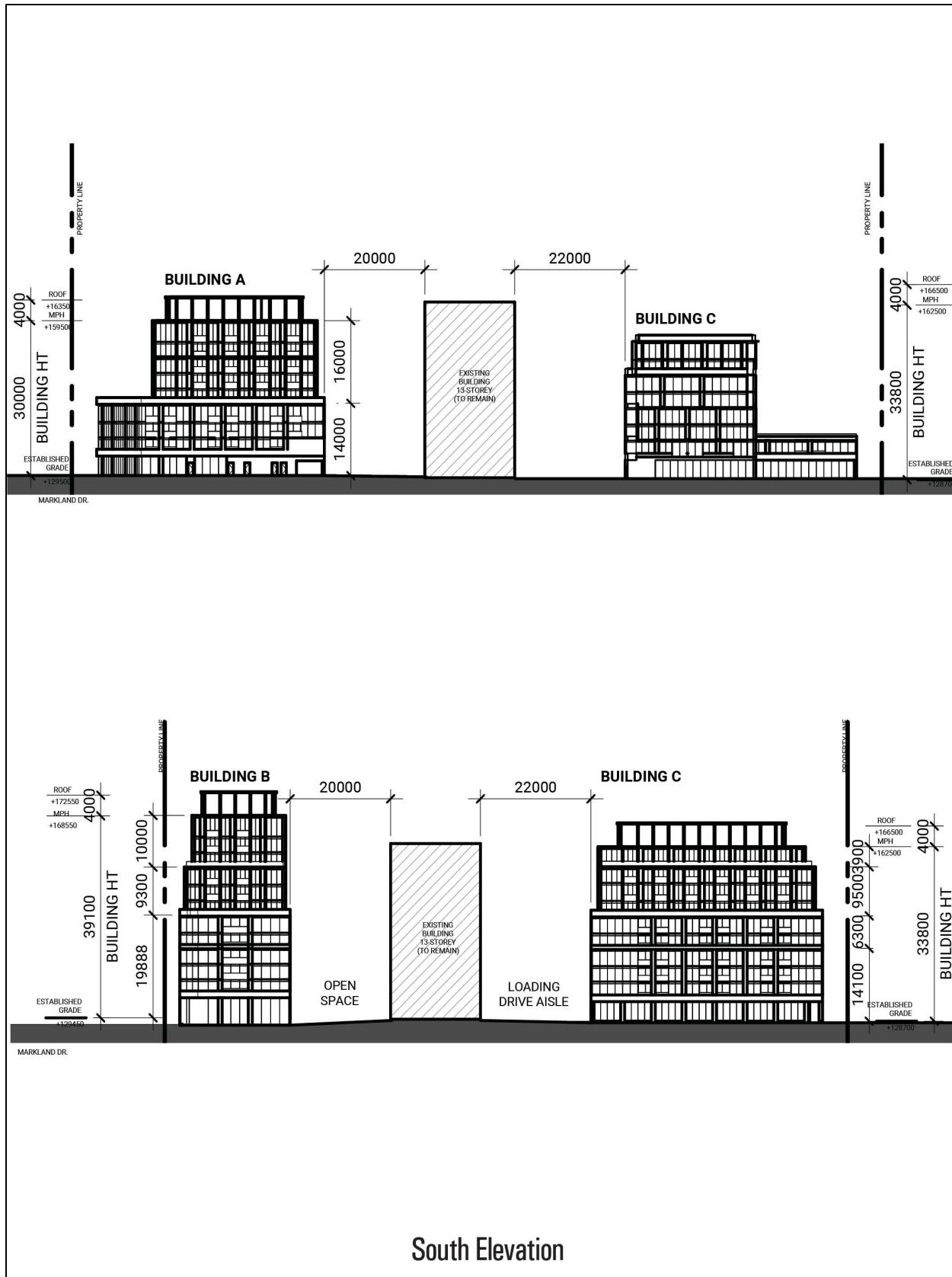


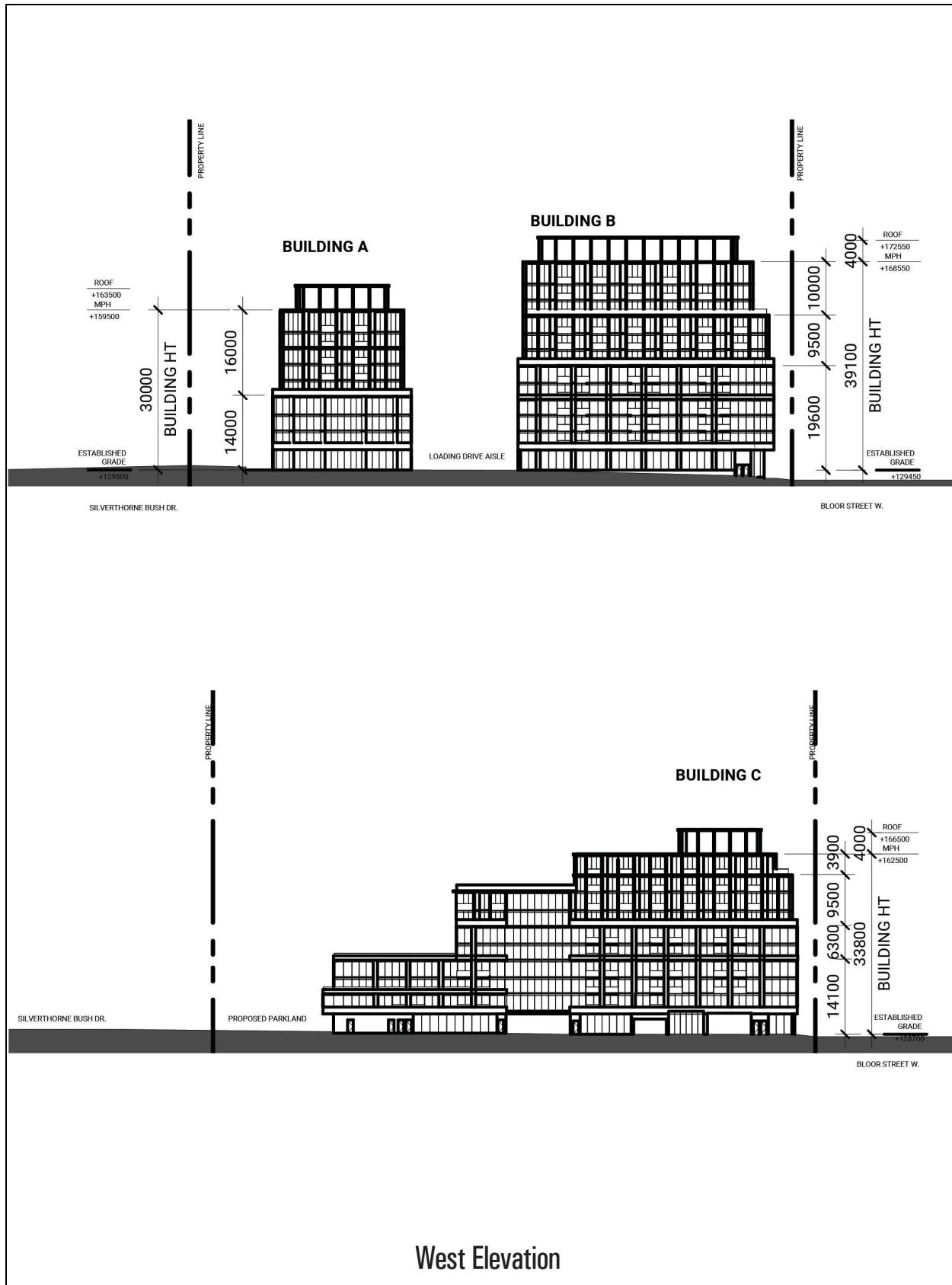
Site Plan

Attachment 7: Elevations









Attachment 8: 3D Massing Model

