

# TORONTO STAFF REPORT

January 25, 2005

To: North York Community Council

From: Director, Community Planning, North District

Subject: Refusal Report  
OPA & Rezoning Application 04 194214 NNY 33 OZ  
Applicant: 2041098 Ontario Ltd (El-Ad Group Canada Inc.)  
Architect: WZMH Architects  
25, 100, 110 & 125 Parkway Forest Dr.  
120 & 130 George Henry Blvd.  
32-50, 65 & 80 Forest Manor Road  
Ward 33 - Don Valley East

Purpose:

This report reviews and recommends refusal of applications to amend the Official Plan and Zoning By-law to permit 3,568 additional residential units within ten new apartment buildings including the demolition and replacement of 332 existing rental units in the Parkway Forest neighbourhood. The report also seeks Community Council's directions on further processing of the applications and on a community consultation process.

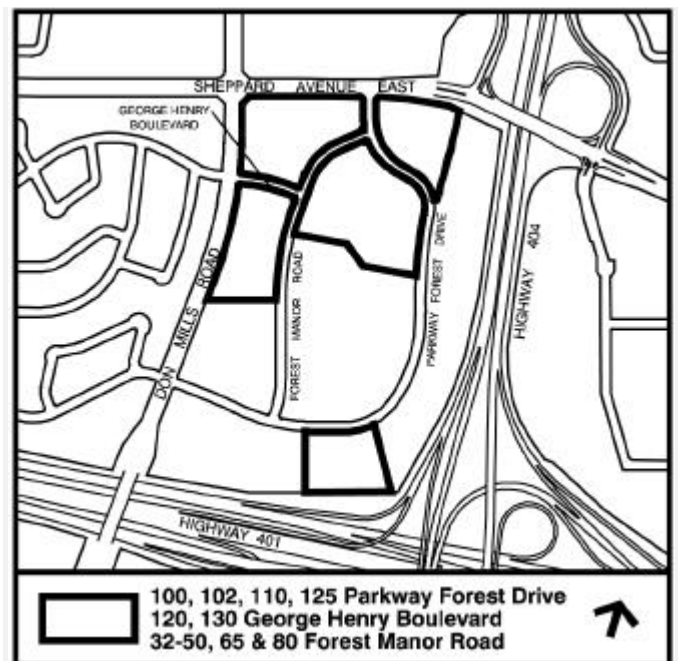
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council refuse the Official Plan and Zoning Amendment applications in their present form.
- (2) Should the applications be appealed to the Ontario Municipal Board, the City Solicitor and appropriate City Staff be authorized to appear before the Ontario Municipal Board to defend the position outlined in this report; and,



- (3) Should the applicant be prepared to reconsider their applications with a proposal that contemplates less intensification, City Staff be directed to develop a community consultation strategy, in consultation with the Ward Councillor, including meetings with working groups of landowners and residents with interests in the local area, in order to determine appropriate opportunities for intensification for the lands.

Comments:

Proposal

The owners, El Ad Group of Canada Incorporated, are proposing to add 3,568 units within ten new apartment buildings. The proposal includes the demolition and replacement of 332 rental apartment and townhouse units located along the Don Mills Road frontage. The proposal also includes a new public road connecting Forest Manor Road to Don Mills Road.

The development is planned to be developed over 10 phases. Prior to any rental building being demolished, the applicant proposes that the rental replacement units would first be constructed with a rental replacement strategy and tenant relocation package in effect before any rental demolition occurs.

The concept consists of five new development blocks as shown on Attachment 1. Block development is generally summarized as follows:

Block A - 120 & 130 George Henry Blvd., 80 Forest Manor Road

Located at the intersection of Sheppard Avenue East and Don Mills Road, this proposed development block also fronts onto George Henry Blvd., Forest Manor Road, and Parkway Forest Drive. It is presently developed with two 6-storey, 218-unit rental apartment buildings and a 17-storey, 286-unit rental apartment building. The proposal on this block is to demolish the two 6-storey rental buildings and construct three new apartment buildings. The existing 17-storey building would remain. The proposal consists of a 48-storey, 545-unit condominium tower that address the arterial road frontages that is planned as the tallest “landmark” building in the development with a direct pedestrian connection to the Don Mills subway station. The second building, a 42-storey, 370-unit condominium building is proposed on the south side of the block located at the corner of Don Mills Road and George Henry Blvd. The third building, a 39-storey, 230-unit condominium building, is located at the corner of Parkway Forest Drive and Sheppard Avenue.

Development on Block A also includes a proposed one-storey non-residential building along Sheppard Avenue in close proximity to the subway entrance. The 4,645m<sup>2</sup> (50,000sq.ft.) non-residential building is to provide commercial retail space, community meetings rooms and day

care replacement facilities offered in the existing private recreational centre presently located on Block E (Eunice's Swim School & Recreation Centre).

#### Blocks B & C - 32-50 George Henry Blvd

Located along the Don Mills Road frontage, the lands are currently developed with 114 rental townhouse units. The proposal is to demolish the existing buildings and construct two, 42-storey, 370-unit condominium buildings facing Don Mills Road and construct a new public road connecting Forest Manor Road to Don Mills Road. The proposed towers contain two 12-storey wings that terrace down to 4-storey, ground-related units. At the centre of each terraced building is a 7-level parking structure comprised of three levels of parking below grade, 4 levels of above grade parking, and a landscaped roof deck to accommodate private amenity space for residents.

#### Block D - 125 Parkway Forest Drive

This block is located along Sheppard Avenue East, east of Parkway Forest Drive and contains a 17-storey, 287-unit rental apartment building. The proposal is to construct a new 39-storey, 230-unit condominium building on Sheppard Avenue that mirrors a similar building to the west of Block A. A second building is proposed on the southeast corner of the block in proximity to the public park, fire/ambulance station and neighbourhood commercial plaza. The proposal is for a 39-storey condominium building containing 230 units.

#### Block E - 65 Forest Manor Road, 100 & 110 Parkway Forest Drive

Located within the interior of the Parkway Forest community, north of the existing school and park, these lands are currently developed with three, 17-storey buildings that surround Eunice's Swim School & Recreation Centre. The proposal is to add three apartment buildings. Two of the buildings are to replace the existing 332 apartment and townhouse units. The third building, located at the south side of the block will accommodate 398 condominium units. The existing private recreational building would be demolished and relocated to Block A on Sheppard Avenue East.

#### Block F - 25 Parkway Forest Drive

Located at the south end of the Parkway Forest community adjacent to Highway 401. The property is developed with a 17-storey, 300-unit rental apartment building with an existing density 1.5 FSI. No changes are proposed on this site.

A general statistical summary of the proposal is provided on Attachment 5 of this report. A breakdown by development block is provided in the following table:

<b>Block</b>	<b>Site Area</b>	<b>Units</b>	<b>GFA</b>	<b>Density</b>	<b>Height</b>
<b>A</b>	33,816m <sup>2</sup> (8.3 acres)	1,385 new 286 to remain 218 demolished	172,985m <sup>2</sup>	5.1	48, 42 & 39 storeys proposed 17 storeys existing
<b>B</b>	12,647m <sup>2</sup> (3.1 acres)	623 new 72 demolished	63,982m <sup>2</sup>	5.0	42 storeys proposed
<b>C</b>	14,721m <sup>2</sup> (3.6 acres)	642 proposed 72 demolished	66,681m <sup>2</sup>	4.5	42 storeys proposed
<b>D</b>	21,904m <sup>2</sup> (5.4 acres)	520 proposed 287 to remain	82,520m <sup>2</sup>	3.7	2 x 39 storeys proposed 17 storeys existing
<b>E</b>	46,596m <sup>2</sup> (11.5 acres)	730 proposed 648 to remain	140,762m <sup>2</sup>	3.0	3 x 17 storeys proposed 3 x 17 storeys existing
<b>F</b>	20,234m <sup>2</sup> (5 acres)	300 to remain	29,542m <sup>2</sup>	1.5	17 storeys existing
<b>Totals</b>	<b>149,918m<sup>2</sup></b> 37 acres	3,568 new 1,521 to remain <u>332 replaced</u> <b>5,421</b>	404,115m <sup>2</sup> new <u>152,356m<sup>2</sup> ex.</u> <b>556,472m<sup>2</sup></b>	<b>3.7</b> <b>(average)</b>	

The overall development proposal will result in the demolition of 332 rental housing units and will add 3,900 new units to the neighbourhood representing 404,115m<sup>2</sup> (4,350,00 sq.ft.) of new development.

#### Background:

In 1989, the previous owner of the subject properties, O'Shanter Development Company Limited, submitted Official Plan and zoning amendment applications to the former City of North York to permit an additional 734 residential units in the community. The proposal was to add four new condominium apartment buildings to the neighbourhood containing a total of 700 units including infill apartments ranging in height from 12 storeys to 17 storeys with an overall density of 1.8 FSI.

At its meeting of July 10, 1996 former North York City Council received a principles of development report from staff recommending the applications be revised. The report provided direction on where new development may be considered and where new development would not be permitted and further recommended that the lands should not be identified as a potential reurbanization area in the Official Plan or be included as a Key Development Area in the Sheppard East Subway Corridor Secondary Plan (OPA 392). It recommended the application be considered within the context of the limited intensification policies of the Official Plan which permit densities up to 2.0 FSI.

The report was not adopted by North York Council and was subsequently appealed to the Ontario Municipal Board. However the appeal, including a referral by the owner on certain policies in OPA 377 (a City-wide amendment which at the time was updating North York's housing polices) were abandoned and withdrawn. The files at the Ontario Municipal were closed in July 1997.

#### Site & Area Description

The development sites are located in the 48.5 ha (120 acre) Parkway Forest neighbourhood which is bounded on the south by Highway 401, on the east by Highway 404, on the north by Sheppard Avenue East and on the west by Don Mills Road. The neighbourhood forms part of a larger community known as George Henry Farms which includes the residential subdivision of single and semi-detached homes and townhouses west of Don Mills Road. The community was developed in the late 1960's and early 1970's and was comprehensively planned to provide parkland, amenities, and a mix of housing types.

The Parkway Forest neighbourhood is comprised of 12 apartment buildings ranging in heights from 6 to 19 storeys and a series of townhouse developments. The townhouses are confined to identifiable blocks, with access to the units being primarily internal to the block. The apartments are characteristic of towers in the park, with extensive open space, mature trees and surface parking surrounding the buildings. The majority of the residences in the neighbourhood are rental units.

At the centre of the community is a public park and an elementary school (Forest Manor Public School). A fire station and a local commercial shopping plaza are located along the eastern edge of the neighbourhood next to Highway 404. The property at 121 Parkway Forest Drive, situated at the northeast corner of the community, is currently being developed under the City's "Let's Build" program with a 14-storey, 232-unit affordable housing building.

Eunice's Swim School and Recreation Centre, a privately owned facility, is located in the middle of the community. The facility has a gross floor area of 1,885m<sup>2</sup> (20,290 sq.ft.) and also contains a childcare centre operated by the YMCA.

The subject properties comprise approximately 15 hectares (37 acres) of land on 5 separate development blocks, the majority of which are located in close proximity to the Don Mills subway station (refer to Attachment 1). The blocks are comprised of 1,853 residential rental units in six, 17-storey buildings (65 & 80 Forest Manor Road and 25, 100, 110 & 125 Parkway Forest Dr), two, 6-storey buildings (120 & 130 George Henry Blvd.), and 114 townhouse units (32-50 Forest Manor Road). Two of the sites contain outdoor swimming pools.

The following is a summary of the area context:

North: Sheppard Avenue East, then Fairview Mall and TTC commuter parking lot;

South: Highway 401, then a neighbourhood of high rise apartments in the Graydon Hall community;  
East: Highway 404, then Consumers Road Business Park;  
West: Don Mills Road, then single family dwellings.

## Official Plan

### North York Official Plan

The current Housing Policies, as included in the North York Official Plan, identify a number of areas in the former City of North York as potential reurbanization areas as designated on Map A.2. Potential areas include the North York Centre area, Key Development Areas in the Sheppard East Subway Corridor Plan and within *Sub-Centres* such as Fairview Mall and the Don Mills Centre. The Plan includes policies to assist Council in determining where and under what conditions additional reurbanization areas are to be identified. The lands are not designated in the Official Plan as a potential reurbanization area.

The lands in this proposal are located within the Residential Community of Henry Farm as shown on Map C.1.2 in the North York Official Plan. The Plan designates the subject properties as *Residential RD1, RD3, and RD4*. The residential land use categories provide for a range of housing forms at different densities. Permitted uses in *Residential* land use districts also include non-residential uses such as public facilities and amenities, community institutional uses and minor commercial uses that are ancillary to or serve the residential use or neighbourhood.

The Part C.4 Housing policies of the Official Plan contain specific policies for limited residential intensification. Intensification may be permitted where such intensification is desirable and appropriate to rejuvenate the viability of a residential neighbourhood. The policies of the Plan seek to conserve, protect and enhance stable residential neighbourhoods while providing opportunities for new housing.

Part C.4, Section 5 of the Plan establishes general development criteria and sets out criteria to guide the redesignation of residential lands to higher density. These criteria include: the adequacy of community facilities and services; transportation impacts; the proximity to public transit and arterial roads; the adequacy of public infrastructure; site suitability to accommodate proposed development; the development of well-balanced communities in terms of the mix of housing types, forms and costs; the proximity of the site to existing clusters of high density residential development; the impact on the stability of adjacent residential lands; and, net benefits for residents for on-site facilities and improvements. Such applications are also to be evaluated on the basis of the General Development Criteria found in Section 4.2 of the Plan. These criteria address matters of compatibility, the application of appropriate development standards and design features, and consideration of community standards related to municipal services and parks and open space.

Part C.4, Section 2.6 deals with the preservation and maintenance of the City's housing supply and includes policies regarding replacement housing. It is a policy of the Plan to encourage the retention of existing rental housing and it is the intent of Council to apply the requirements of the Rental Housing Protection Act, 1989, North York's policies regarding condominium conversion policy and other applicable legislation in considering applications such as this to demolish and replace rental units. Council may require as a condition of approval the owner to enter into an agreement to deal with matters which include tenancy security and replacement rents for the existing residents.

### Sheppard East Subway Corridor Secondary Plan

The proposed development falls within the boundary of the Sheppard East Subway Corridor Secondary Plan (OPA 392), Part D.15 of the North York Official Plan. This Plan was adopted by former North York Council on December 11, 1996 and covers lands along Sheppard Avenue East between Bayview Avenue and Highway 404.

Each subway station is identified in the Plan as a "node area" which is envisioned as focal points for development to reflect the nature and character of the communities around the subway station. New development in the Don Mills Node is to be focused at Fairview Mall and on other lands relating to Sheppard Avenue and the Don Mills subway station.

The Plan promotes a balance of development to support the subway line while protecting and enhancing stable residential communities. The Secondary Plan development strategy identified where development should occur and further identified where development should occur within the development nodes areas. Specific "Key Development Areas" were identified in the Secondary Plan based upon:

- focusing development around the subway stations (Bayview, Bessarion, Leslie, and Don Mills);
- areas most likely to develop in the short to mid term; and
- existing uses, designations and land assemblies.

The Plan states that significant development is to proceed first in the identified Key Development Areas. However, prior to the five-year review of the plan, official plan amendments to allow significant developments outside the key development areas may be enacted by Council if a substantial amount of development has occurred in the key areas. The Plan sets out criteria to guide Official Plan amendments for new key development areas.

The Plan further provides for the preparation of context plans in the Key Development Areas to provide for a comprehensive reurbanization approach for large developments.

The current policies of the Sheppard East Subway Corridor Secondary Plan have been carried forward and incorporated into the new Toronto Official Plan.

## New Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into full force and effect, it will designate the majority of the lands as *Apartment Neighbourhood* with the exception of the townhouse lands (32-50 Forest Manor Road) which will be designated as *Neighbourhood*. The Plan states that *Neighbourhoods* and built up *Apartment Neighbourhoods* are considered to be physically stable areas where major growth is not anticipated. The Plan further states that development within these areas will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. Although major growth is not anticipated in these areas the Plan notes there may be opportunities for additional townhouses or apartments on a site that already contains an apartment building. The Plan recognizes that infill development on underutilized sites can create a net benefit to the community, provided it contributes to the quality of life by meeting various development criteria found in section 4.2.2.

Urban Structure Map 2 of the New Official Plan identifies the subject properties adjacent to Sheppard Avenue East as an *Avenue*. *Avenues* are recognized as important corridors along major streets where reurbanization can create new housing and jobs while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The Plan supports the intensification of the *Avenues* in accordance with the applicable land use designation to create a "main street" character supported by high quality public transit services and a vital and attractive pedestrian environment. The land use policies in Chapter Four (i.e, the *Neighbourhood* and *Apartment Neighbourhood* designations) apply to and prevail on the lands shown as the *Avenues* on Map 2.

The Housing policies of the new Plan includes a large-site policy that requires large residential developments generally greater than 5 hectares (12 acres) in size to achieve a mix of housing in terms of type and affordability.

The Housing policies also speak to intensification proposals where some existing rental buildings will remain and where the demolition of rental units is proposed. Section 3.2.1 states that significant new development on sites where existing rental units will be kept in the new development will secure the existing rental housing units, with either affordable or mid-range rents, as rental housing and that there be no pass-through of costs for any needed improvements and renovations to the existing rental housing in the rents to the tenants. In terms of rental unit demolition, the Plan sets out policies that deal with replacement criteria, rental rates and tenant relocation and assistance plans.



The Community Services and Facilities policies of the new Plan includes a policy that requires a community service strategy and implementation mechanisms for residential or mixed use sites generally larger than 5 ha to inform the range of facilities needed to support development.

#### Sheppard Avenue Corridor Study

Council authorized the preparation of a Sheppard Avenue Corridor Study for lands along a 7 kilometre stretch of Sheppard Avenue East between Don Mills Road and McCowan Road. The Study area includes the subject properties. The purpose of the study is to consider the integration of transportation and land use planning in order to determine how and where future residential and employment growth can be accommodated within the corridor. The study is currently underway and is being done in three phases. Staff released the Phase 1 Profile Report on June 28, 2004. The Profile Report included a detailed review of the corridor's population, economic conditions, community services and transportation. The application falls into Neighbourhood 1 of the Profile report. This area had the highest population and the majority (75%) of the dwellings were rental.

#### Zoning

The lands are zoned RM6 (Multiple Family Dwellings Sixth Density Zone). This zone permits apartments and townhouses, as well as less intensive residential forms, group housing, hospitals, nursing homes, religious institutions, sanitarium, and various other recreational and institutional uses. The zoning regulations permit a maximum density of 150% of the lot area (or 1.50 FSI).

#### Site Plan Control

An application for site plan approval has not been filed.

#### Reasons for the Application

An application to amend the Official Plan and zoning by-law is required to permit the proposed density and building heights.

#### Issues

As noted, the applicant is proposing a significant reurbanization within the Parkway Forest neighbourhood. The applicant's proposal increases the existing number of units on their lands from 1,521 dwelling units to 5,421 units with a total gross floor area of over 404,000m<sup>2</sup> (4.3 million sq.ft.) of new development. The proposal includes densities that exceed 5.0 FSI and building heights up to 48-storeys. This proposal raises a number of significant issues that are outlined below.

## Density

Both the North York Official Plan and the policies of the New Toronto Official Plan recommend appropriate locations for major new growth. The highest densities where major growth is anticipated, is directed to reurbanization areas such as the North York Centre, Sub-Centres such as Fairview Mall, and in the identified Key Development Areas within the Sheppard East Subway Corridor Secondary Plan (OPA 302).

The North York Centre Plan, which is recognized as the pre-eminent area where major growth is directed, establishes a range of densities with the highest densities located in areas well served by rapid transit. Densities in the Centre range from 1.5 to 5.0 FSI as shown on Maps D.1.4 and D.1.5.

Map D.15.2 of the Sheppard East Subway Corridor Secondary Plan (OPA 392) sets out maximum densities in the designated Key Development Areas between 2.0 and 3.0 FSI. The maximum densities are determined by examining built form, urban design objectives, community resources, infrastructure capacity and the need to address potential impacts on stable land uses and areas beyond the boundaries of the Sheppard East Subway Corridor Secondary Plan.

The applicant's lands currently include density permissions up to 1.5 FSI and there are policies in place to guide redesignation of residential lands to a density up to 2.0 FSI subject to satisfying development criteria. This current application proposes densities ranging between 3.0 to 5.8 FSI.

The Parkway Forest neighbourhood is not an area where major redevelopment has been identified or expected. The densities on some of the blocks exceed those permitted in the North York Centre. Following a lengthy process and development strategy, OPA 392 was adopted and the Parkway Forest neighbourhood was not included as a Key Development Area. This position is still relevant as the area is still considered to be a stable residential neighbourhood.

The applicant is proposing to include the site located at 25 Parkway Forest Drive (Block 'F') in their application. The proposal does not contemplate any development on this site and should not be included in the application. It should be noted that exclusion of this site from the application increases the overall density.

Further, the applicant's calculation of gross floor area does not include mechanical, electrical and equipment rooms, shafts, storage lockers, and bicycle storage areas. These are areas within buildings in the Sheppard East Subway Corridor Secondary Plan and are included in the calculation of density.

The proposed level of intensification on these lands cannot be supported. The policies of the Official Plan, the Secondary Plan and the policies of the New Official Plan warrant a more modest approach to intensification than what is currently proposed.

### Height

The North York Centre area is recognized in the Official Plan to be the pre-eminent area in the former City. The North York Centre Secondary Plan establishes maximum permitted building heights up to 100m (approximately 35 residential storeys) along Yonge Street and in the vicinity of the subway stations. The applicant is proposing 7 buildings in excess of this height: a 48-storey (146m) tower; 3 x 42-storey (128m) towers; and 3 x 39-storey (119m) towers.

The proposed replacement of low-rise townhouses with high-rise apartment towers up to 48-storeys in height is not in keeping with the New City of Toronto Plan objective regarding the principle of neighbourhood stability. The proposed towers located in a neighbourhood largely comprised of 17-storey buildings is not in keeping with the stability or the reinforcement of existing physical character in the area.

### Affordable Housing

As stated previously in this report, the housing related policies pertaining to this application includes a requirement for new affordable housing within new large development sites.

The North York Official Plan has policies that require 25 percent of new dwelling units in all multiple unit residential buildings containing 20 or more units to be affordable. The new Toronto Official Plan contains policies on the provision of affordable housing on large site developments of 5 or more hectares where there is an increase in height/or density. The development application submitted by the applicant does not contain proposals for affordable housing that would meet the requirements of either Official Plan.

### Rental Housing

Both the North York Official Plan and the new Official Plan contain policies that seek the retention of rental housing and direct the replacement of rental housing where an application would have the effect of removing existing rental housing. In addition, the new Official Plan requires that tenants in buildings to be demolished receive financial and other assistance as well as the right to replacement housing. Although the applicant's proposal would provide no net loss of rental housing on the site and would relocate tenants affected by the proposed demolition of 332 rental units, the required details on securing the unit mix, rents, and tenant assistance has not been provided.

The North York Official Plan seeks to improve and enhance existing rental housing to ensure its long-term viability. The new Toronto Official Plan also contains policies to provide net improvements for existing tenants and to minimize tenant hardship during site construction. The applicant has not provided the necessary details regarding the improvements, a construction mitigation plan and a tenant communications strategy.

#### Next Steps

The proposal poses significant issues with respect to density and height and is not supported. This report recommends refusal of this application however, some residential intensification which respects the policies of the North York Official Plan and the New Toronto Official Plan may be appropriate in certain locations on the lands.

Should the applicant be prepared to reconsider their application with a proposal that contemplates less intensification, it is recommended that an in-depth review of the lands be undertaken involving a community consultation process to determine the appropriate development potential of the lands. Subject to any additional matters that may be raised and identified through a public consultation process, the following matters would need to be reviewed:

- density distribution and building heights;
- the location and organization of buildings including appropriate built form relationships to the street, open spaces and adjacent buildings ;
- a revised application involving an increase in height and density would seek to ensure that appropriate Section 37 community benefits are achieved;
- net improvements for existing tenants and minimizing tenant hardship during site construction;
- securing unit mix, rents, and assistance for tenants should a revised proposal include the demolition and relocation of rental housing units;
- securing affordable housing units in accordance with the policies of the North York and New Toronto Official Plans;
- a traffic analysis to assess transportation and parking impacts associated with any new development; and,
- a community services and facilities strategy to inform the range of facilities needed to support development.

Conclusions:

This report recommends refusal of the application in its current form. The report also recommends the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board to defend this position should the application be appealed to the Board.

Should the applicant consider revising their application to address the issues raised in this report, Staff is recommending a community consultation strategy be developed in consultation with the Ward Councillor, including meetings with working groups of landowners and residents with interests in the local area, to work with staff and the applicant to develop a revised proposal.

Contact:

Steve Forrester, Senior Planner  
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E-mail: sforrest@toronto.ca

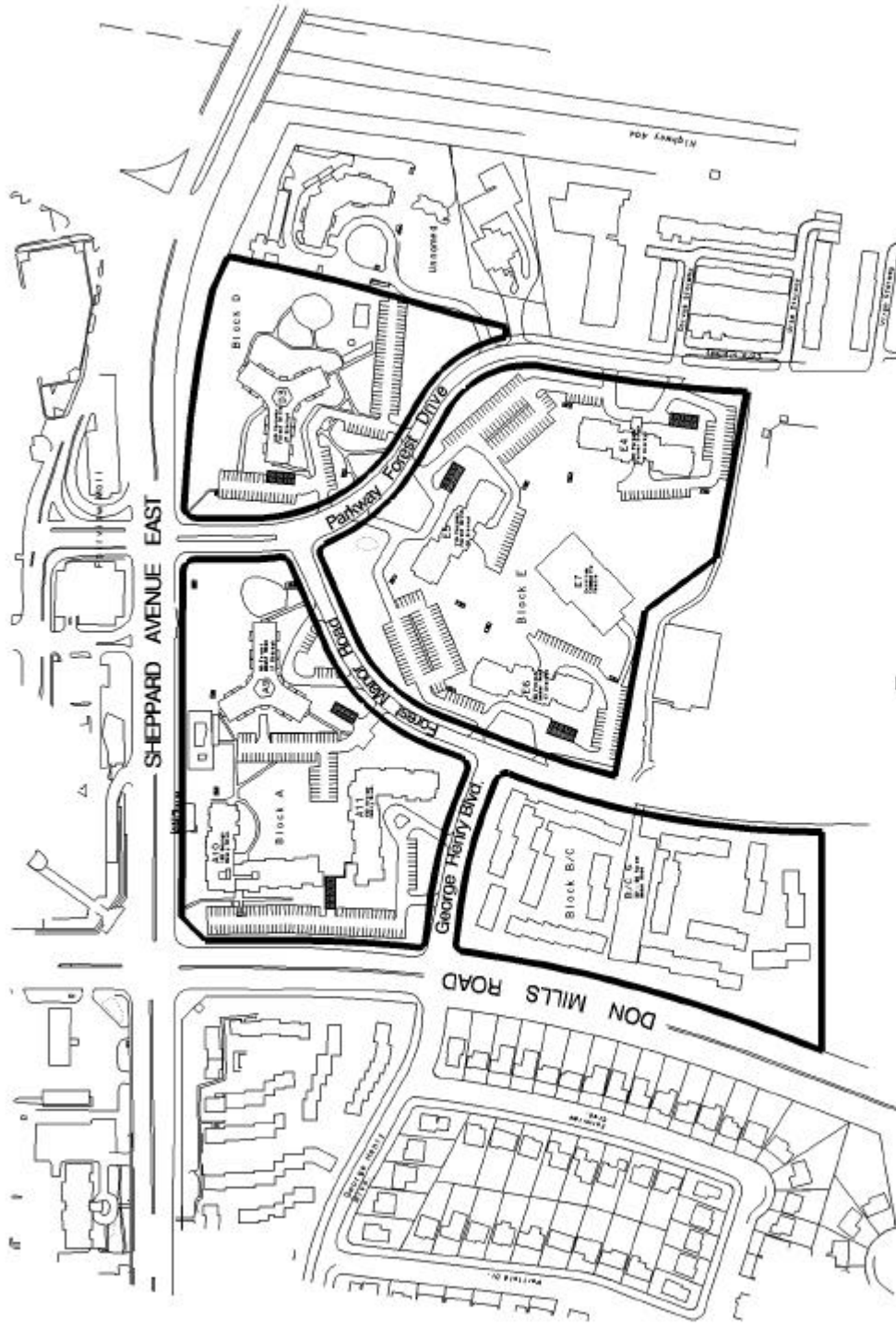
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Thomas C. Keefe  
Director, Community Planning, North District

List of Attachments:

Attachment 1: Existing Site Plan  
Attachment 2: Proposed Site Plan  
Attachment 2A: Enlarged Site Plan - Block A  
Attachment 2B: Enlarged Site Plan - Block B  
Attachment 2C: Enlarged Site Plan - Block C  
Attachment 2D: Enlarged Site Plan - Block D  
Attachment 2E: Enlarged Site Plan – Block E  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1



25, 100, 102, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

File # 04 194214

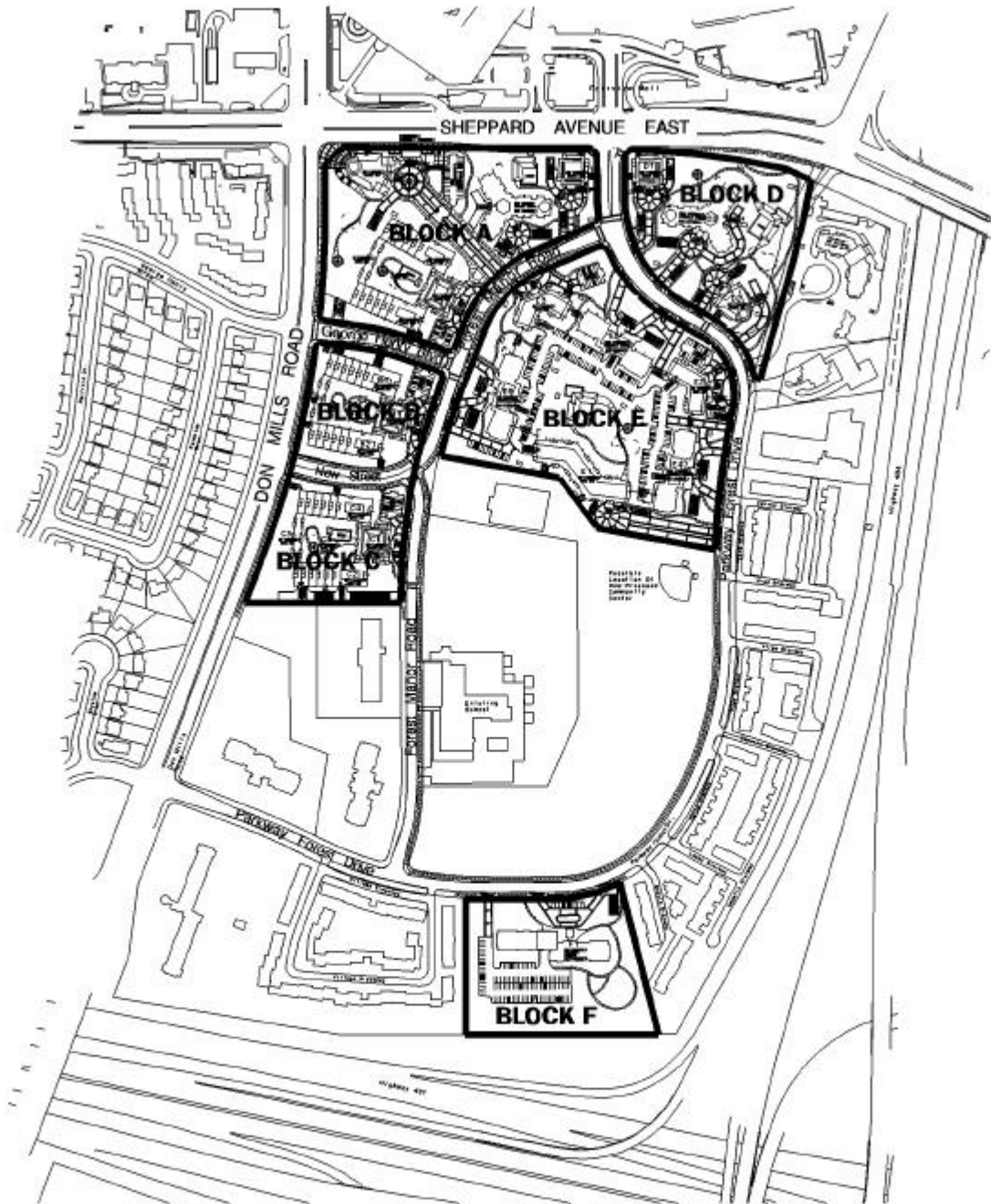
**Existing Site Plan**

Applicant's Submitted Drawing

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## Attachment 2



### Proposed Site Plan (Overall)

Applicant's Submitted Drawing

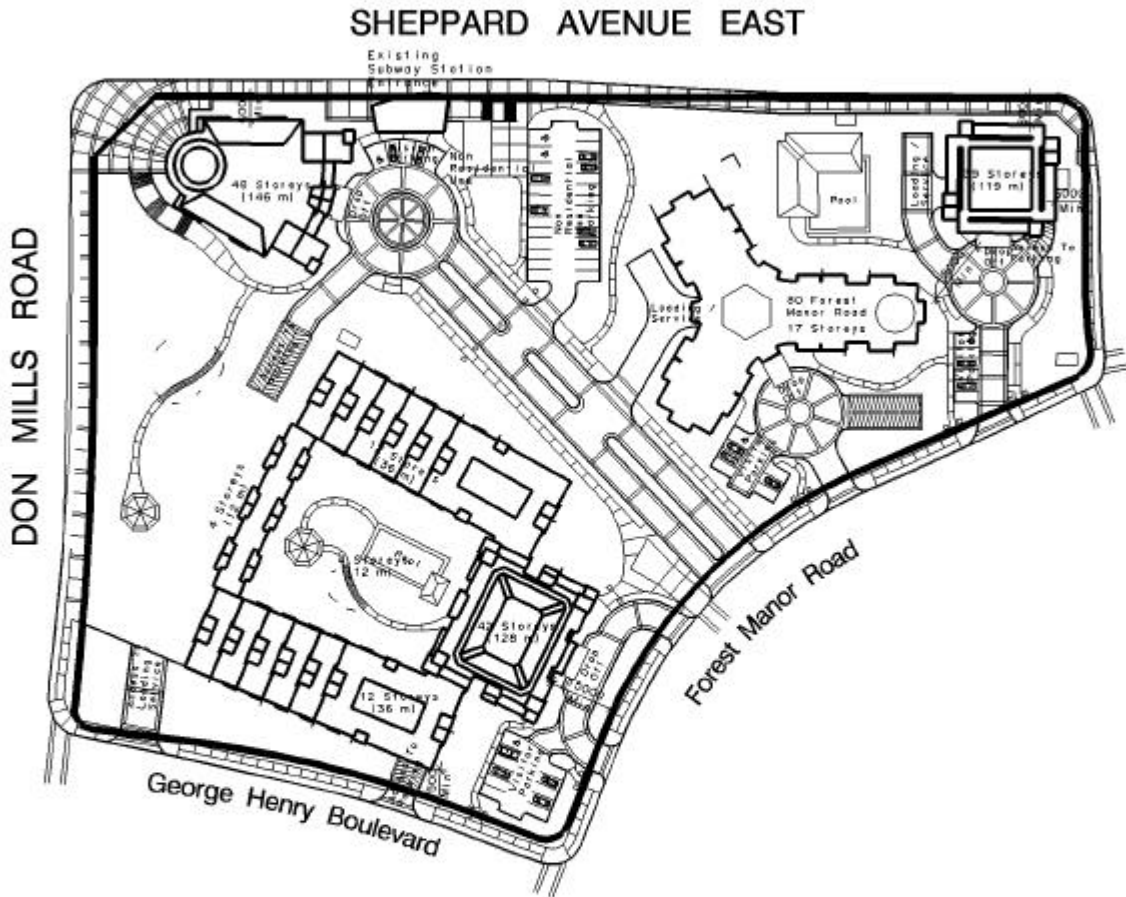
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25, 100, 192, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

File # 04\_194214

### Attachment 2A



**Proposed Site Plan (Block A)**

Applicant's Submitted Drawing

Not to Scale  
01/18/05

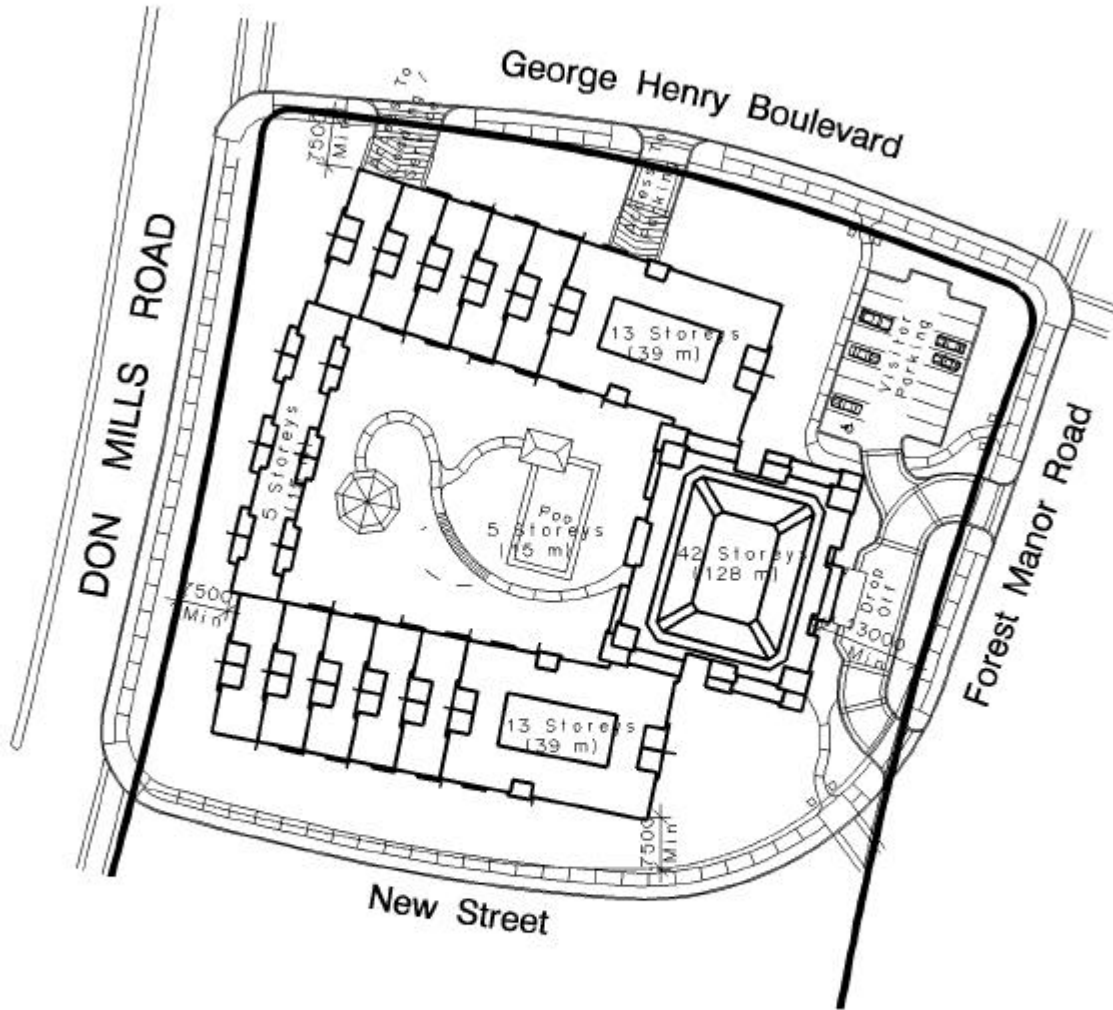


**25, 100, 102, 110, 125 Parkway Forest Drive  
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File # 04\_194214



### Attachment 2B



**Proposed Site Plan (Block B)**

Applicant's Submitted Drawing

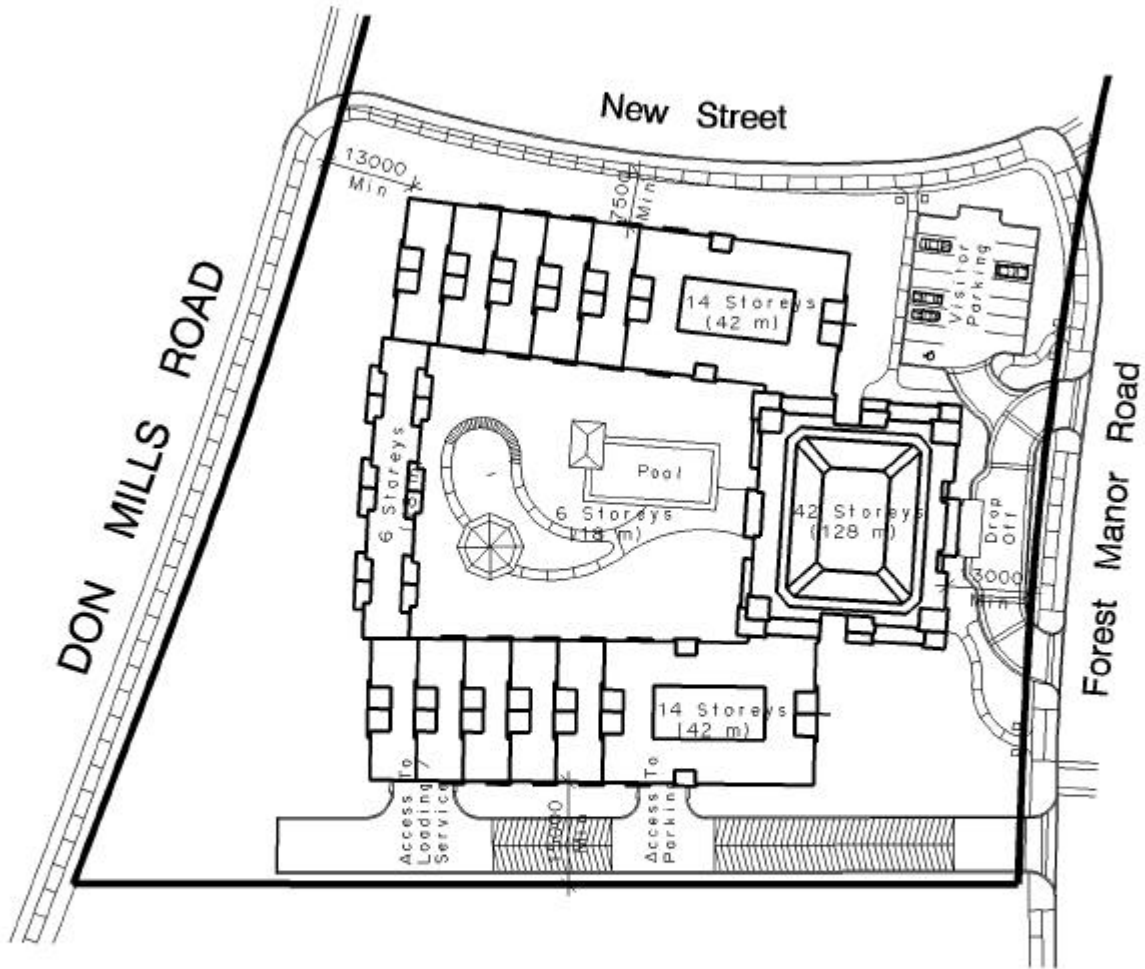
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25, 100, 102, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

File # 04\_194214

### Attachment 2C



**Proposed Site Plan (Block C)**

Applicant's Submitted Drawing

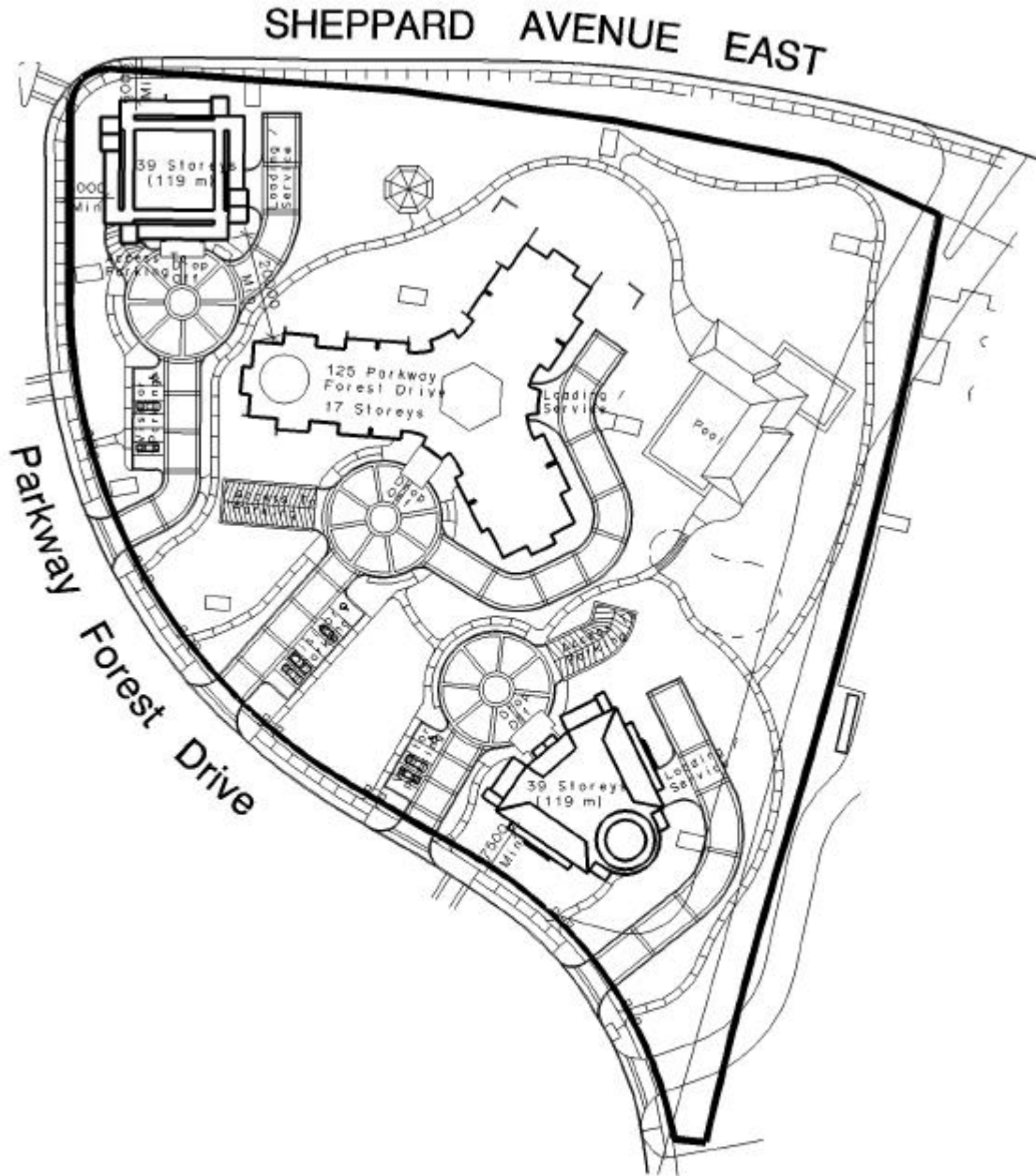
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**25, 100, 102, 110, 125 Parkway Forest Drive  
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**Attachment 2D**



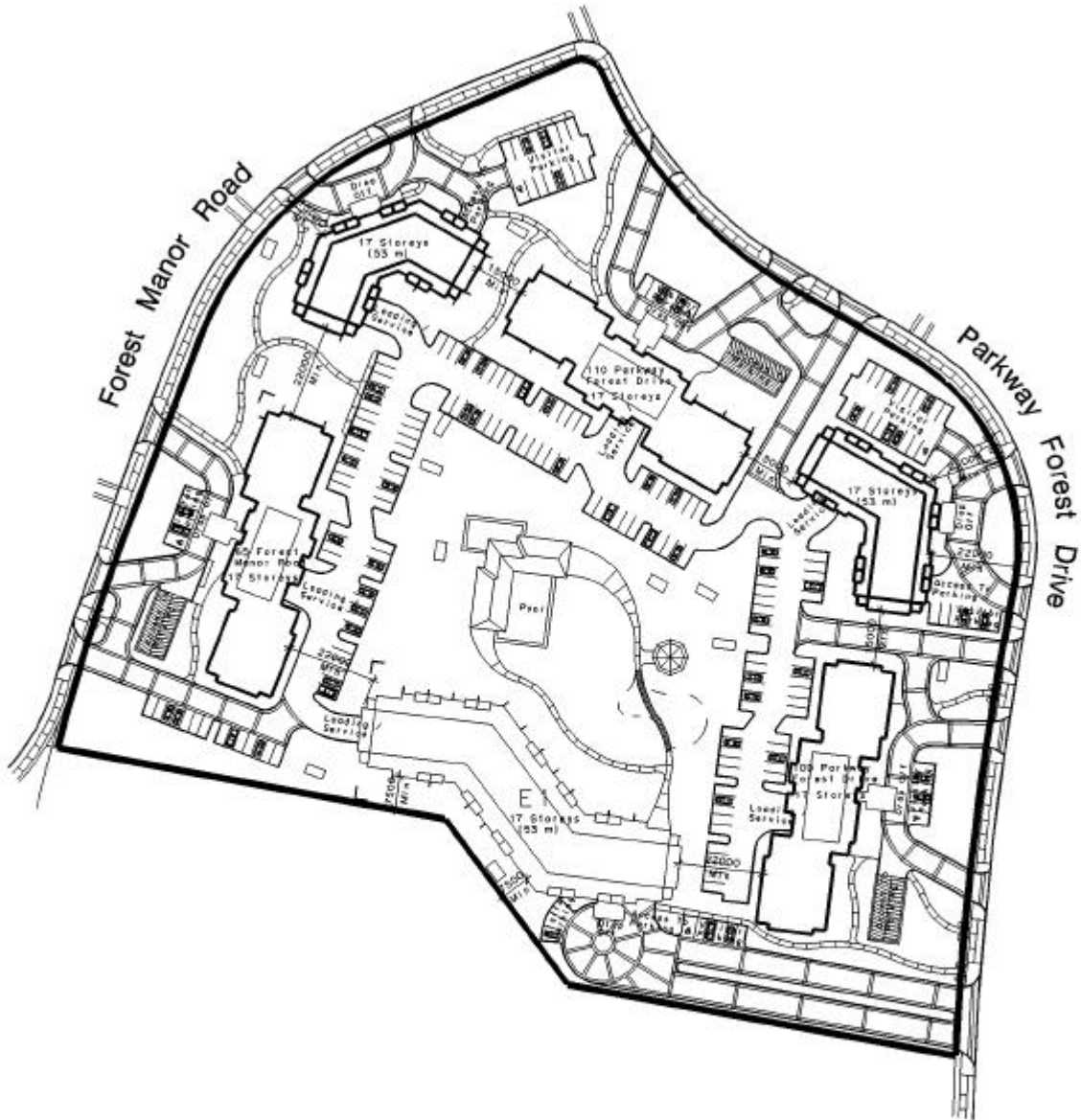
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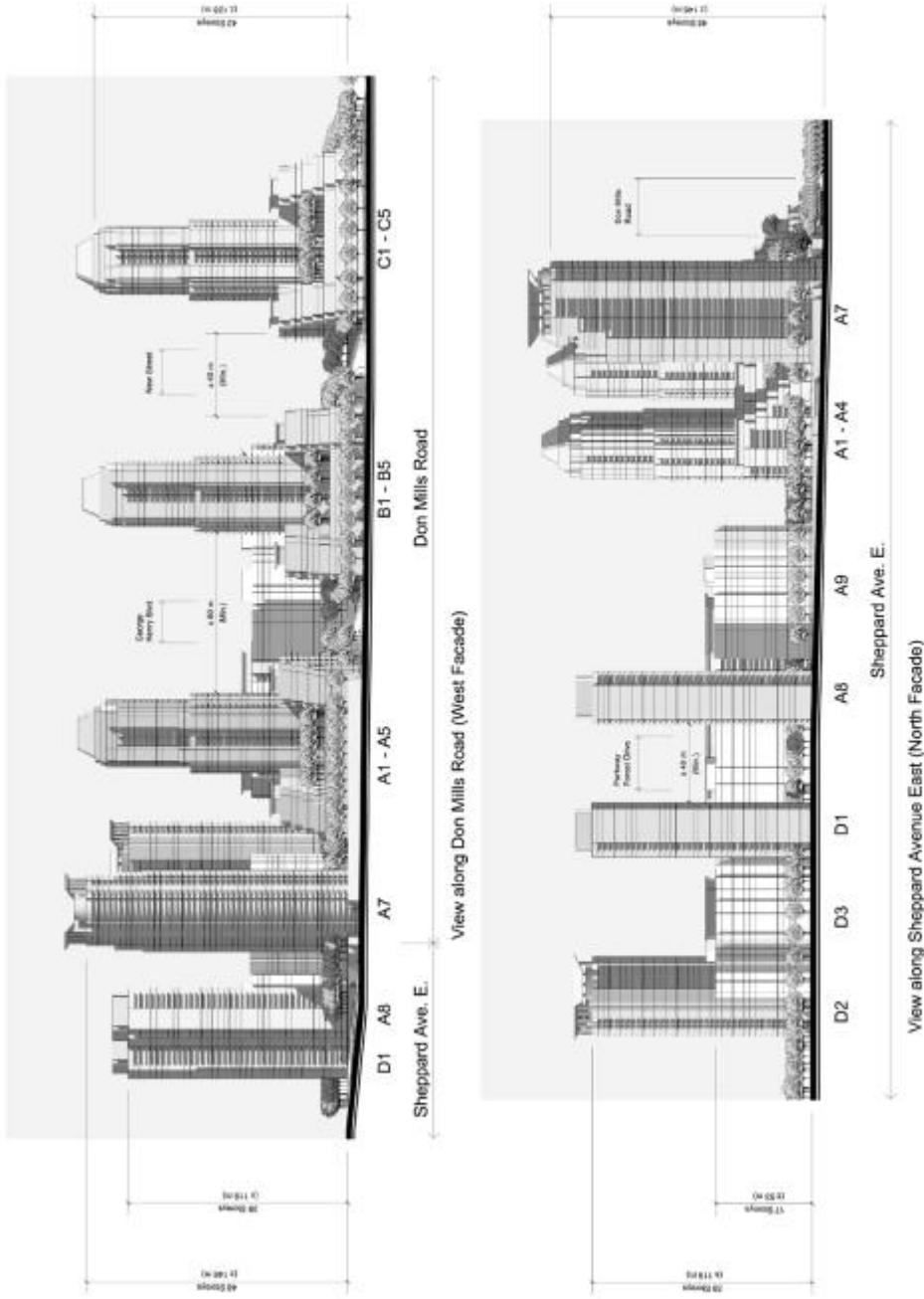
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### Attachment 2E



**Proposed Site Plan (Block E)** 25, 100, 102, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road  
Applicant's Submitted Drawing  
Not to Scale 01/18/05   
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### Attachment 3



## Elevations

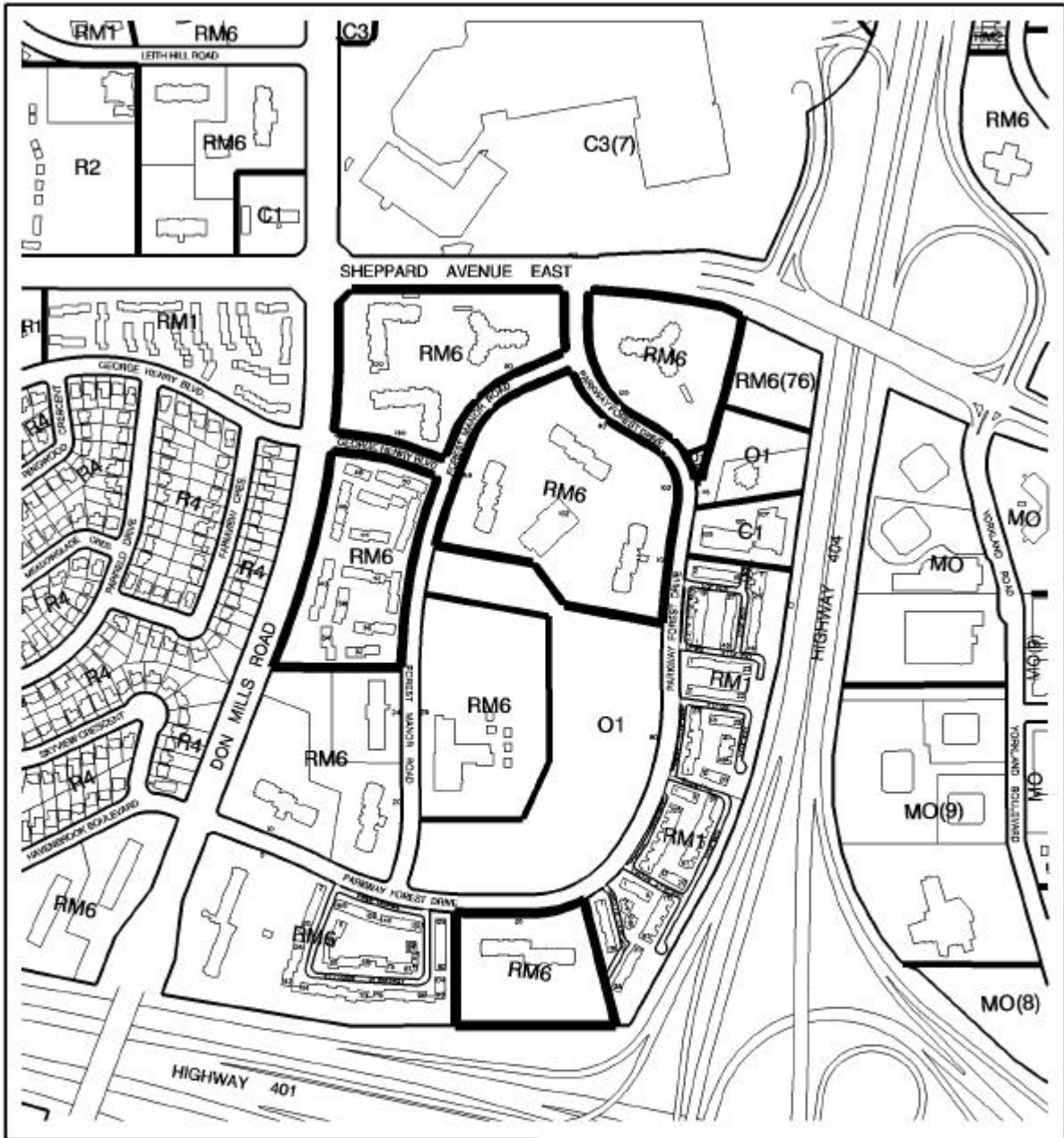
Applicant's Submitted Drawing

100, 102, 110, 125 Parkway Forest Drive, 120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

Not to Scale  
01/14/05

File # 04\_194214

### Attachment 4



**Toronto** Urban Development Services  
Zoning

25, 100, 102, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

File # 04\_194214

- R1 One-Family Detached Dwelling First Density Zone
- R2 One-Family Detached Dwelling Second Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

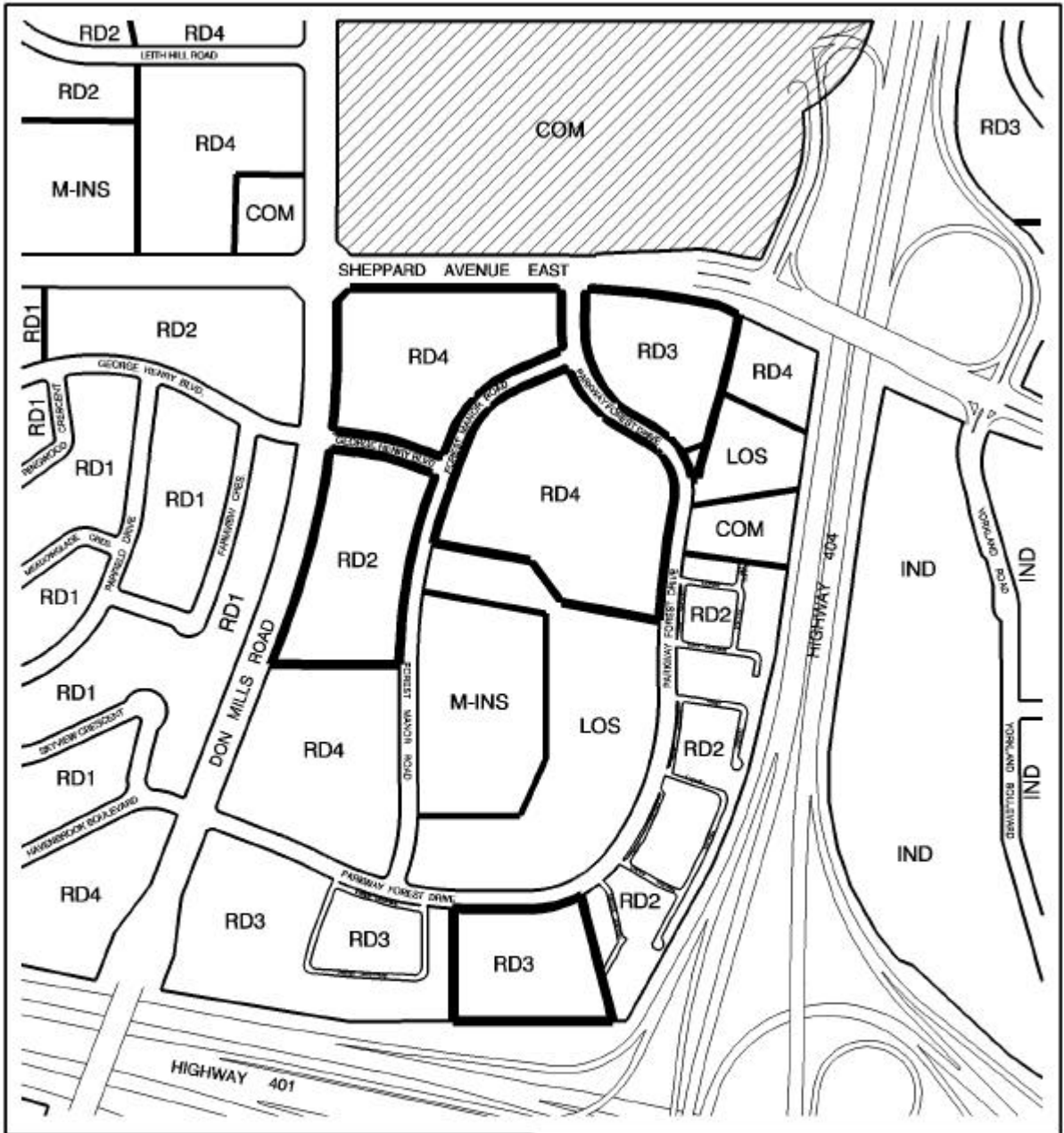
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- MO Industrial Office Business Park Zone
- O1 Open Space Zone



Not to Scale  
Zoning By-law 7625  
Extracted 01/10/05

### Attachment 5



 **Toronto** Urban Development Services  
**Official Plan**

25, 100, 102, 110, 125 Parkway Forest Drive  
120, 130 George Henry Boulevard  
32-50, 65 & 80 Forest Manor Road

File # 04\_194214

RD1 Residential Density One  
RD2 Residential Density Two  
RD3 Residential Density Three  
RD4 Residential Density Four  
LOS Local Open Space

IND Industrial  
COM Commercial  
M-INS Minor-Institutional  
 Sub-Centre

  
Not to Scale  
North York Official Plan  
Extracted 01/11/05

## Attachment 6

### APPLICATION DATA SHEET

Application Type: OP Amendment & Rezoning      Application Number: 04 194214 NNY 33 OZ  
Details: OPA & Rezoning, Standard      Application Date: November 22, 2004

Municipal Address: 100 PARKWAY FOREST DR, Toronto ON  
Location Description: PLAN 7239 PT BLK A \*\*GRID N3305  
Project Description: Proposing 3,568 new condominium units and 332 new rental replacement units. plus ancillary convenience commercial uses and new community facilities.

**Applicant:** DIANA SANTO      **Agent:**      **Architect:**      **Owner:** 2041098 ONTARIO LIMITED

#### PLANNING CONTROLS

Official Plan Designation: RD4      Site Specific Provision:  
Zoning: RM6      Historical Status:  
Height Limit (m):      Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	149941	Height:	Storeys:	Up to 48-storeys
Frontage (m):	0		Metres:	146m
Depth (m):	0			
Total Ground Floor Area (sq. m):	28383			<b>Total</b>
Total Residential GFA (sq. m):	551826		Parking Spaces:	6580
Total Non-Residential GFA (sq. m):	4645		Loading Docks	7
Total GFA (sq. m):	556471			
Lot Coverage Ratio (%):	18.93			
Floor Space Index:	3.71 (average)			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	551826	0
Bachelor:	0	Retail GFA (sq. m):	4645	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	5421			

**CONTACT:**      **PLANNER NAME:** Steve Forrester, Senior Planner  
**TELEPHONE:**      (416) 395-7126