

**15 – 27 Beverley Street – Official Plan and Zoning By-law Amendment, Demolition Application under Municipal Code 667 – Final Report**

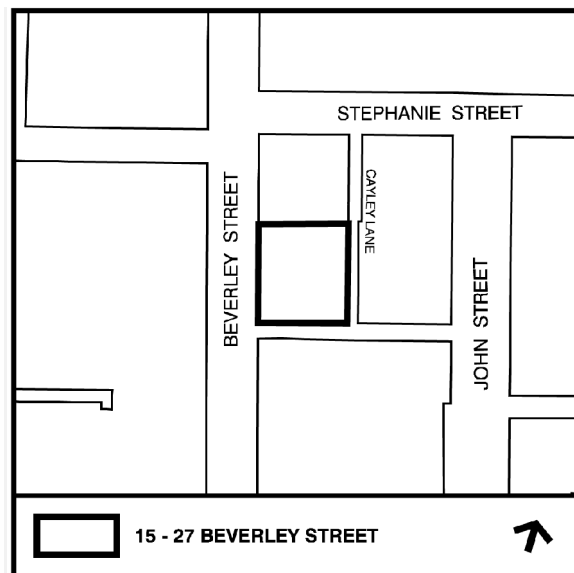
<b>Date:</b>	July 29, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	09 133546 STE 20 OZ 10 200430 STE 20 OZ 10 205317 STE 00 RH

**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes an 11-storey residential building at 15-27 Beverley Street. Townhouses with separate entrances are proposed along Beverley Street at the base of a 3-storey podium with a residential building above. Access for parking and loading is located off the public lane at the south side of the site. The proposal involves the demolition of existing buildings on the site, including all of the residential rental dwelling units, with no replacement rental housing to be provided. Two buildings listed on the City’s Inventory of Heritage Properties would also be demolished.

As directed by City Council at its meeting on July 6 and 7, 2010, this report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law, and approval of the



application to demolish the existing residential buildings without requiring the replacement of the residential rental units. An application to demolish the listed heritage buildings on-site has been submitted to Heritage Preservation Services and is currently under review.

## **RECOMMENDATIONS**

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If City Council adopts the recommendations of the Toronto and East York Community Council to approve Applications: 09 133546 STE 20 OZ, 10 200430 STE 20 OZ and 10 205317 STE 00 RH for 15-27 Beverley Street, then Council should:

1. Amend the Official Plan for 15-27 Beverley Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to the report from the Director, Community Planning, Toronto and East York District, dated July 29, 2010.
2. Amend Zoning By-law 438-86, as amended, for 15-27 Beverley Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report from the Director, Community Planning, Toronto and East York District, dated July 29, 2010.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor as follows:
  - (a) The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. A Tenant Relocation and Assistance Plan for residential tenants in the existing buildings to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in accordance with more detailed terms as set forth in the draft by-law attached as Attachment 6;
    - ii. A contribution in the amount of \$770,000 for cash-in-lieu of replacement of the six (6) residential rental housing units existing on the lot at the time of the application to be paid to the City's Capital Revolving Fund for Affordable Housing for the purpose of constructing new affordable housing units;

- (b) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
    - i. The owner shall provide a minimum of nine (9) residential units in the building having at least three bedrooms.
- 5. Approve the application to demolish the five (5) existing buildings that include 6 residential rental housing units located at 15-27 Beverley Street pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667 which provide for payment of cash-in-lieu of replacement of the rental housing, and tenant relocation assistance:
  - (a) the owner shall provide A Tenant Relocation and Assistance Plan for residential tenants in the existing buildings to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in accordance with more detailed terms as set forth in the draft by-law attached as Attachment 6;
  - (b) the owner shall pay to the city, prior to the issuance of the first above grade building permit, the sum of \$770,000 for cash-in-lieu of replacement of the 6 residential rental housing units existing on the lot at the time of the application to be paid to the City's Capital Revolving Fund for Affordable Housing for the purpose of constructing new affordable housing units; and
  - (c) the owner shall enter into and register one or more Section 111 Agreements to secure the conditions outlined in (a) and (b) above and as described in Appendix 1 of the draft Zoning By-law Amendment (Attachment 6), to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
- 6. Authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 for demolition of the six (6) rental housing units after the latest of the following has occurred: the satisfaction of the conditions in Recommendation 5; the Official Plan Amendment and Zoning By-law Amendment in Recommendations 1 and 2 have come into full force and effect; and the issuance of the site plan approval for the development by the Chief Planner and Executive Director, City Planning or his designate, pursuant to Section 114 of the *City of Toronto Act*, 2006.
- 7. Authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 6 for the existing rental housing units.

8. Authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* for the existing rental housing units no earlier than issuance of the first building permit for the foundation of the new building, and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval in Recommendation 7 above, which permit may be included in the demolition permit for Chapter 667 under 363-11.1E, of the Municipal Code, on condition that:
  - (a) the owner erect a residential building on site no later than three (3) years from the date the permit is issued for demolition of the buildings;
  - (b) should the owner fail to complete the new building within the time specified in condition (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit for which a demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On June 22, 2010, the Toronto and East York Community Council considered a Refusal Report regarding a Zoning By-law amendment application to permit an 11-storey building on the subject property. This report reviewed and recommended refusal of the application. The refusal recommendation was based on a number of factors: the inappropriate height and transition to adjacent residential uses, the lack of an angular plane for the north elevation, the lack of a rental replacement strategy, and the absence of a strategy to address the heritage attributes of the existing buildings. After the report was submitted, the applicant continued to work with staff to address concerns resulting in a revised submission that addressed the built form issues that were raised in the staff report.

June 3, 2010 Refusal Report:

<http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-31103.pdf>

Toronto and East York Community Council has recommended that City Council approve the Zoning By-law Amendment application along with Official Plan amendment and Rental Housing Demolition applications and directed that the Chief Planner report to Toronto and East York Community Council at its meeting on August 17, 2010.

Item TE35.13 – 15-27 Beverley Street Refusal Report:

<http://www.toronto.ca/legdocs/mmis/2010/te/minutes/2010-06-22-te35-mn.htm>

## **Pre-Application Consultation**

A number of pre-application consultation meetings were held with the applicant to discuss several significant issues including built form, rental housing, and heritage. At that time, staff informed the applicant that the application was not supportable in its current form for the following reasons:

**Height** – the original proposed height of 14 storeys (41metres) was not appropriate for the site and the context. In addition, the transition between the subject site, designated as *Mixed Use* in the Official Plan, and the properties to the north designated as *Neighborhoods* was inadequate. The revised plans submitted on May 5, 2010 reduced the overall height to 32.2 metres.

**Rental Housing** – City staff determined that there were 6 residential rental dwelling units in the related buildings on the consolidated site and thus the By-law provisions on rental housing demolition under Section 111 of the *City of Toronto Act 2006* (Municipal Code Chapter 667) and the Official Plan housing policy requiring the replacement of the rental dwelling units in any new development applied. However, the application did not propose replacement of the residential rental dwelling units or an acceptable tenant relocation and assistance plan, and no application under Section 111 of the *City of Toronto Act 2006* was filed.

**Heritage** – two of the existing buildings on-site are historically listed and the proposal did not address the heritage attributes of these buildings.

## **ISSUE BACKGROUND**

### **Proposal**

A revised application was submitted on June 22, 2010. The current application proposes a 7,431 square metre, 11 storey (32.2 metre) residential building at 15-27 Beverley Street. The proposed density is 6.78 times the area of the lot. Townhouses with separate entrances are located at-grade along Beverley Street at the base of a 3-storey podium, with a residential building above. Access for parking and loading is located off the public laneway at the south side of the site. Sixty-eight (68) parking spaces (including visitor spaces) and 84 bicycle parking spaces are provided in a three level underground parking garage. The proposal involves the demolition of all the existing buildings on the site, including all of the residential rental dwelling units, with no replacement rental housing to be provided and no retention of the listed heritage buildings.

## Site and Surrounding Area

The site is located on the east side of Beverley Street, north of Queen Street West. The site area is 1,173 square metres and is currently occupied by the following uses:

Address	No. of Residential Rental Units	Description/Comments
15 Beverley	1	2-storey rowhouse dating from 1858, listed on the Inventory of Heritage Properties
17 Beverley	1	2-storey rowhouse, dating from 1858
19 Beverley	1	2-storey rowhouse, dating from 1858
21 Beverley	1	2-storey commercial/residential building with commercial at grade and residential above
27 Beverley	2	3-storey building listed on the Inventory of Heritage Properties
<b>Total</b>	6 units	

In addition to the residential uses, some of the buildings on the subject property contained commercial and/or light industrial uses. The following buildings surround the subject property:

North: six 3-storey rowhouses, and 2 semi-detached houses fronting on Stephanie Street. On the north side of Stephanie Street is a 24-storey residential tower built in 1969. The buildings at 29 and 31 Beverley Street are listed on the Inventory of Heritage Properties.

East: a 5-storey commercial building and to the northeast is a 4-storey residential building, both fronting on John Street.

South: a public lane and a 7-storey residential building.

West: a residential building built in 2000 which ranges from 9-storeys (25 metres) to the top of the roof at its south end to 4 storeys at its north end.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Section 2 of the *Planning Act* identifies matters of provincial interest to which those making decisions under the *Act* shall have regard. Most relevant when considering the issues raised by the demolition of rental housing are Section 2(h), which addresses the orderly development of safe and healthy communities, and Section 2(j), which focuses on

“the adequate provision of a full range of housing.” Section 2(d) addresses the conservation of features of significant cultural or historical interest.

The assessment of the rental housing issues involved in this application is informed by several Sections of the PPS. These include Section 1 which calls for the wise management of change and support for strong, liveable and healthy communities and Section 1.4.3 requires that planning authorities provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents, by establishing targets for the provision of housing affordable to low and moderate-income households, and permitting and facilitating all forms of housing.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The Growth Plan provides that municipalities will have Official Plan policies and a strategy to achieve the intensification targets in the Growth Plan, achieving a range and mix of housing and the conservation of heritage resources.

City Council’s planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated as *Mixed Use* in the City of Toronto Official Plan.

The Toronto Official Plan is available on the City’s website at:

[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

The Official Plan implements the intent of the provincial planning policy framework, providing for a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods. The policies identify intensification and infill as the way to make gains in new housing supply, while preserving and replenishing existing housing stock. Replenishing strategies include the replacement of rental housing stock to be demolished.

Planning interventions, such as protecting existing rental housing, are required when market trends would not result in a healthy mix of housing. Specifically, in policy 3.2.1.6 applicants proposing to demolish six or more residential rental dwelling units, except where all rents are above mid-range, are required to replace the rental units and to provide tenant relocation and assistance to affected tenants. This application is subject to these policy requirements.

Section 3.1.5 addresses the conservation of heritage resources and includes policies that state that heritage resources on properties listed on the City’s Inventory of Heritage Properties will be conserved.

## **Zoning**

The site is split zoned both I1 D1 and R3 Z1.0. The I1 D1 zoning permits a range of non-residential uses to a maximum density of 1 times the area of the lot. The R3 Z1.0 zoning permits residential uses to a maximum of 1 times the area of the lot. The height limit is 12 metres for the entire site.

## **Site Plan Control**

A site plan application was submitted on June 4, 2010 and has been circulated to various city divisions and outside agencies for comment.

## **Section 111 of the *City of Toronto Act, 2006***

The five related residential buildings involved in this application at 15 – 27 Beverley Street contain a total of six (6) residential rental dwelling units. Accordingly, an application to demolish rental housing is required to be submitted to the City pursuant to Section 111 of the *City of Toronto Act, 2006* (Chapter 667 of the Municipal Code). In addition, amongst other matters, the owner would need a permit pursuant to Chapter 667 of the Municipal Code in order to demolish the buildings.

Chapter 667 makes it an offence to demolish a residential rental property or a related group of buildings where there are six (6) or more residential rental dwelling units, unless approval has been granted for a Section 111 permit for the demolition. In addition, it requires that an application under the By-law be submitted without delay when a related planning application, such as a zoning amendment, has been submitted. Any planning approval in such matters should be conditional upon, amongst other matters, the applicant obtaining a Section 111 permit. City Council may impose conditions on the approval of a Section 111 permit, which typically involve the replacement of the rental housing and assistance to any tenants affected by the proposed demolition. City Council's decisions on the refusal or approval of a Section 111 permit are not subject to appeal to the Ontario Municipal Board.

## **Reasons for Application**

An amendment to the Official Plan is required to permit the demolition of the existing rental dwelling units on the site without the provision of rental replacement housing, pursuant to policy 3.2.1.6. An amendment to the Zoning By-law is required to permit the scale and density of the building requested for the site.

The proposed redevelopment with the demolition of the six (6) existing residential rental units requires that an application be made under Municipal Code 667, and approval of a Section 111 permit is needed before any demolition can proceed.

An application to demolish the listed heritage buildings is required and has been submitted to Heritage Preservation Services for review.



## Community Consultation

In addition to the meetings held with the applicant, several pre-application community consultation meetings with the Ward Councillor were held on the following dates:

Date	Presentation	Comments/Concerns
Feb.9, 2009	14 storey proposal as applied for.	Concerns expressed about the proposed height and massing.
July 15, 2009	Revised scheme.	Staff were not in attendance.
August 15, 2009	Landscaping plans for Beverley Street; a diagram showing the vantage points from which the upper floors of the building would be visible.	Appreciation for the proposed landscaping at grade.  Continued concerns expressed about the proposed height and massing.

A meeting for the tenants of the existing rental units was held on July 13, 2010 pursuant to Municipal Code 667. Concerns expressed included the lack of replacement rental housing and the loss, in the case of one tenant, of a home for the past 21 years, and the community and neighbours she has known and been a part of. The existing rental units are of a good size, and one issue is the ability to find a replacement rental unit for comparable rents, for example, a similar two-bedroom row house with basement in the downtown area. Another issue is not having to vacate for demolition prematurely, and needing extended time to try to locate replacement accommodation.

An additional community consultation meeting was held on July 14, 2010 in response to the application for Official Plan amendment and Rental Housing Demolition and Conversion applications. This meeting also provided an update on the status of the application. Concerns raised by residents at this meeting included requests for clarification regarding the changes to the application and which properties are included within the redevelopment plan.

## Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## COMMENTS

### Planning Act, Provincial Policy Statement, and Provincial Plans

The proposal is generally consistent with the Provincial Policy Statement (2005) with the exception of the conservation of heritage resources. Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Heritage Preservation Services are reviewing the applicant's application to demolish two listed buildings on the site.

The redevelopment of this site for residential purposes is in keeping with the intent of the PPS as the proposed use is adjacent to public transit, cultural institutions, and amenities is consistent with the goals of the PPS.

The proposal generally conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe with the exception of the conservation of cultural heritage (Section 4.2.4 1(e)). The application proposes intensification within a built-up urban area near a higher-order transportation system, namely the subway and streetcar system.

## **Land Use**

The use of the site as a residential condominium is an appropriate use, consistent with the Official Plan and Zoning By-law. The proposal consists of bachelor units (5), one-bedroom units (44), two-bedroom units (32) and three-bedroom units (9) for a total of 90 residential units. There is no commercial or retail space proposed within the project.

## **Density, Height, Massing**

The Zoning By-law establishes a 12 metre height limit for this site and surrounding properties. The residential condominium located directly across the street at 18 Beverley Street (The Phoebe) is 25 metres to the top of the building with a 5 metre high mechanical penthouse. This proposal was approved through a rezoning process and is governed by By-law 1997-0626.

The height of the proposed building is 11 storeys (32.2 metres) which is approximately 2 storeys higher than a portion of the the existing building at 18 Beverley Street, which is 8 storeys tall with a 9 storey portion at the southern end of the property and steps down to 4 storeys (14.5 metres) towards the *Neighbourhood*.

The increased height proposed for this site as compared to its adjacent buildings has been mitigated by stepping down to the lower scale neighbourhood to the north of the property in compliance with an angular plane. Staff have previously identified non-compliance with the angular plane requirements as significant concerns regarding the application. The applicant has revised the project to address these concerns and staff is satisfied with the revised plans.

## **Sun and Shadow Impacts**

As compared to the as-of-right permissions, the original plan for the building added additional shadows to properties located within the *Neighbourhood* designation to the north. These impacts have been reduced by the revisions to the plans and compliance with the angular plane requirements.

## **Heritage**

The subject property contains two heritage buildings that are listed on the City of Toronto's Inventory of Heritage Properties, adopted by City Council on February 25, 2009. The property at 15 Beverley Street (Samuel Caplan House) is one of the earliest houses built on the street (circa 1858) and exhibits contextual value on Beverley Street. In addition, the building contains associative value for its connections to the internationally recognized architect, Frank Gehry. This listed structure in conjunction with the contiguous two unlisted character structures at 17 and 19 Beverley Street constitutes an intact ensemble of simple 1858 row houses.

The property at 27 Beverley Street (James Kelly House) has design value as a representative example of an early 20<sup>th</sup> century house form building. Both buildings are linked visually and historically to Beverley Street and the Grange neighbourhood.

An application to demolish the listed heritage buildings on-site has been submitted to Heritage Preservation Services and is currently under review.

## **Rental Housing**

The existing residential uses on the subject lands are rental housing uses. There are six (6) existing rental units, comprising 3 two-bedroom row houses, 2 one-bedroom apartments and 1 three-bedroom apartment. Five (5) of the units have mid-range rents and one has high-end rents. The issue of the existing rental housing units and the proposal by the applicant not to replace them was discussed in the September 21, 2009 Preliminary Report and the June 3, 2010 Refusal Report.

Planning staff concluded that the size of the proposed condominium building with its increased height and density from the existing residential permissions provided sufficient room to accommodate the replacement of the six (6) rental housing units. City Council at its meeting of July 6 and 7, 2010 directed that an option be brought forward for providing cash-in-lieu of replacement of these 6 rental units, in the amount of \$770,000. This amount compares to estimates based on the City's Section 37 Guidelines for full cash-in-lieu of replacement rental units for this unit mix of \$877,000. City Council has approved cash-in-lieu at reduced levels for similar applications where there is a small number of rental units involved, and where the rental housing was not purpose-built and was in house-form buildings that had been on separate lots and assembled.

In the case of 15-27 Beverley Street, the rental housing has been provided for more than 30 years, and occupancy over those years has included tenants with lengthy tenures from 10 to 21 years. The lack of rental replacement will mean that long-standing rental housing in this community in the downtown will be removed and the tenants who have been part of that community will be forced to relocate. The unit sizes are generous, a much-sought after attribute in downtown rental housing. Currently, 5 of the 6 rental units are occupied, with 3 longer-term tenant households and 2 more recent tenancies.

A Tenant Relocation and Assistance Plan is a requirement of policy 3.2.1.6 and is a typical condition of approval of a Section 111 permit for demolition of rental housing. When there is replacement rental provided, it also includes the right to return to replacement units. The City Council direction was to secure such an assistance plan in the aggregate amount of \$30,000, though without any right to return. As noted in the previous reports, the amount of tenant assistance needs to be higher when the relocation is permanent, not merely temporary while replacement rental is under construction.

It has not been City practice to secure a tenant assistance plan with a specified dollar cap in advance of having a detailed plan worked out, when the date and year of demolition is unknown, and without accurate information on the number of eligible tenants and the length of tenure of each. The short deadlines to report to the next meeting of City Council did not permit this work to be carried out. The attached draft by-law provides for the amount of \$30,000 as a target but with the final amount to be to the satisfaction of the Chief Planner, acting reasonably. Staff believe that the \$30,000 amount could be sufficient subject to confirmation of the following:

- that the two short-term tenancies are not deemed to be eligible tenants, if the appropriate disclosure and acknowledgements were entered into before they signed a lease;
- that there are no special needs tenants requiring extra provisions;
- that the estimated length of tenure of each of the three longer term tenants is accurate; and
- that the demolition occurs within a year.

The Tenant Relocation and Assistance Plan to be secured in the Section 37 and Section 111 Agreements deals with matters in addition to those required under the Residential Tenancies Act. Some of the provincial legislative provisions may apply to the short term tenants as well. The eligible tenants for the City-approved plan will receive extended notice of 6 months compared to the approximately 4 months notice required under the Residential Tenancies Act. The applicant has agreed in their submission to provide extended notice. A moving allowance will be provided, and additional financial assistance to compensate for the higher cost of accommodation with the permanent relocation, in amounts calculated on a sliding scale related to length of tenure. Initial payment of a portion of the assistance will be provided to tenants at the time the Notice to Vacate for Demolition is issued, with the balance to be provided at the time of move-out. The initial payment will assist tenants with the up-front costs of paying first and last months rent when securing their new accommodation.

### **Traffic Impact, Access, Parking**

Technical Services provided revised comments in their memorandum dated July 21, 2010.

The applicant is proposing to include 68 parking spaces whereas the Zoning By-law requires 65 parking spaces. Technical Services has advised the parking supply is satisfactory. Vehicular access to the site is via a public lane flanking the south side of the

site and is acceptable to Technical Services. A Type G loading space is consistent with the estimated requirement of the Zoning By-law. Technical Services staff have identified that the proposed ramp slope exceeds the maximum slope that is permitted under the Zoning By-law. Although this slope exceeds the by-law provisions, staff have determined that it is acceptable given the constraints of the site.

## **Servicing**

Technical Services has reviewed the Functional Servicing Report and found that the report is generally acceptable. The results of the fire hydrant testing are still required prior to final sign-off.

## **Urban Forestry**

Urban Forestry, Tree Protection and Plan Review staff have reviewed the plans and arborist report submitted with the application and determined that they are generally acceptable with the following exception. The tree located along the north property line (identified as Tree No. 1 in the arborist report) is an adequate distance away from the north property line of the subject property and as such, can be retained and afforded adequate protection. Staff recommends that the applicant contact Urban Forestry staff to finalize all tree protection matters prior to approval of the site plan application.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.42 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Alternative Parkland Dedication By-law 1420-2007.

The application proposes 90 residential units on a total site area of 0.1173 hectares (1,173 square metres). At the alternative rate of 0.4 hectares per 300 units specified by By-law 1420-2007, the parkland dedication would be 0.1506 hectares (1,506 square metres). However, a cap of 10% applies and hence the parkland dedication for the development would be 0.1173 hectares (117.3 square metres).

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 0.1173 hectares (117.3 square metres) would not be of a usable size and the site would be encumbered with below-grade parking.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

## **Toronto Green Standard**

A Green Development Standard checklist was submitted with the application identifying compliance with 25 of the Green Development Standards. The applicant also indicated that they would be seeking LEED certification of the building (level to be determined.)

## **Development Charges**

It is estimated that the development charges for this project would be \$543,952.00 This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

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## **SIGNATURE**

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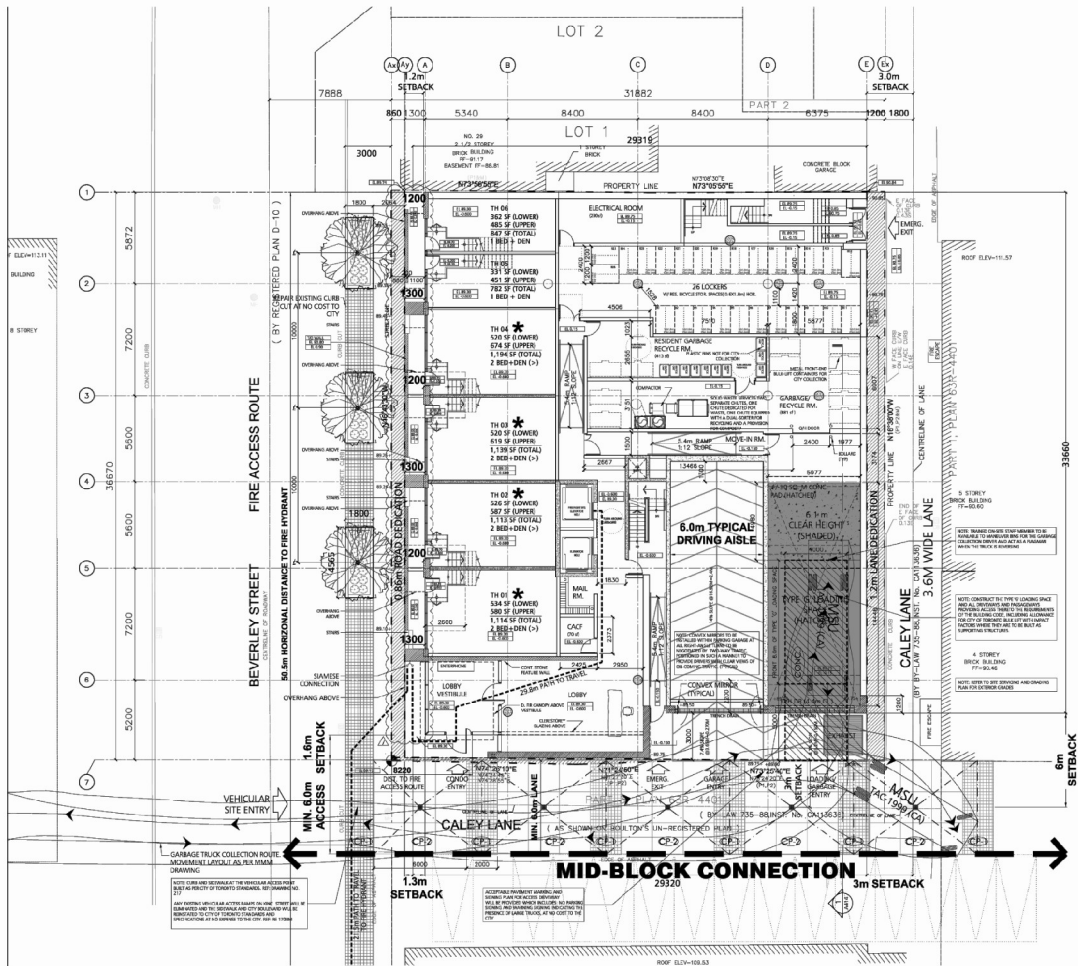
Raymond David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Official Plan Amendment  
Attachment 6: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



## Site Plan

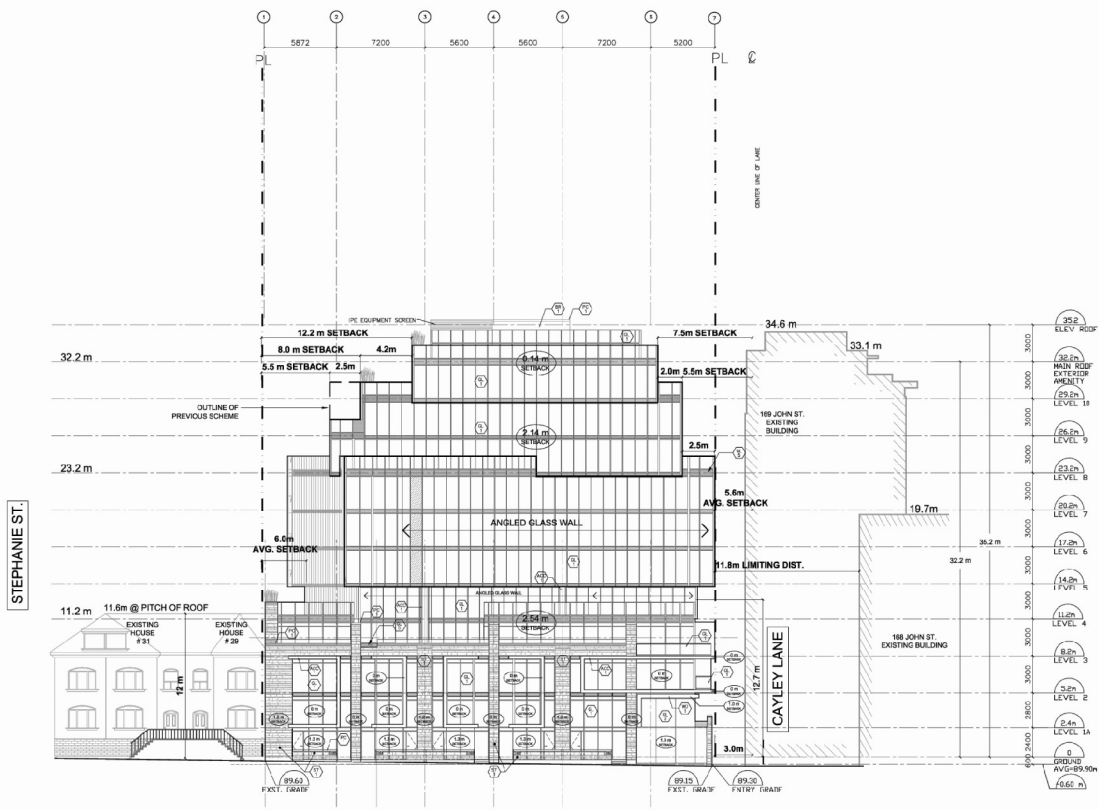
Applicant's Submitted Drawing

Not to Scale 07/09/10

## 15-27 Beverley Street

File # 09\_133546 & 10\_200430

## Attachment 2: Elevations



WEST Elevation

### Elevations

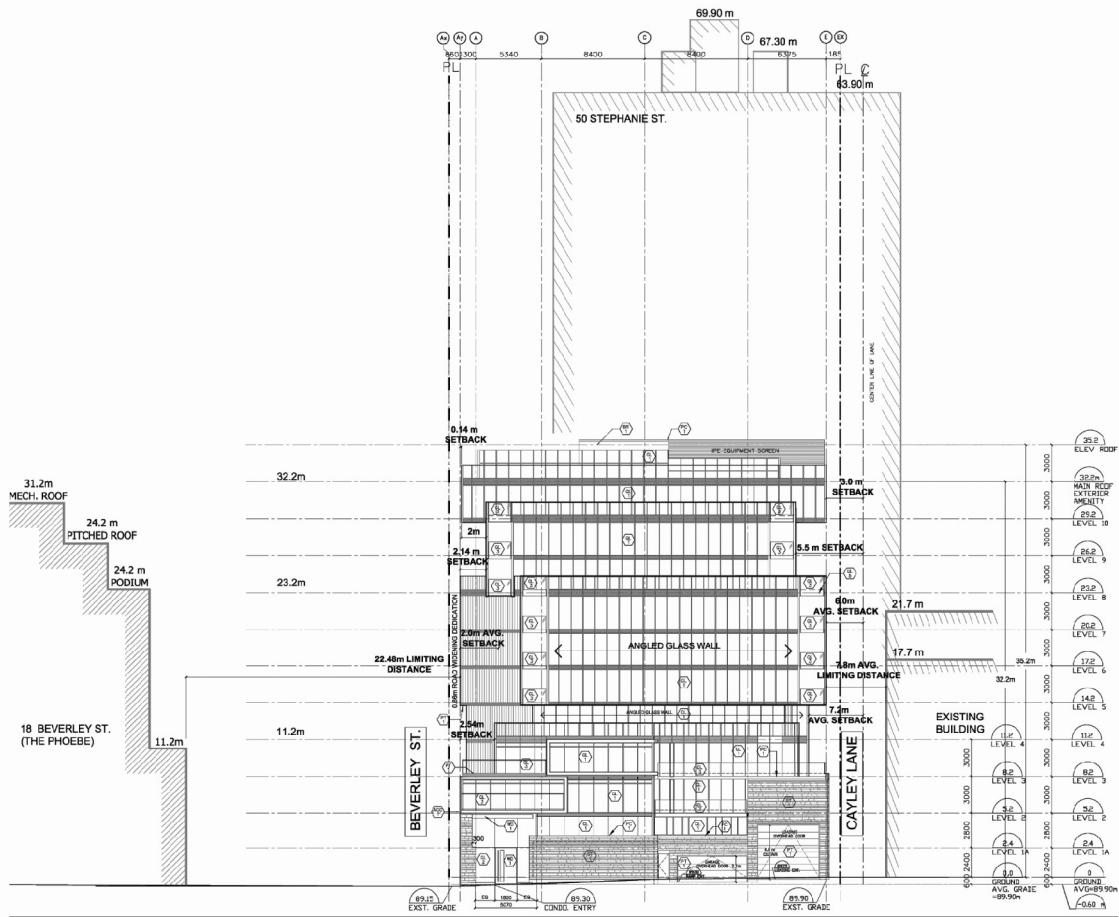
Applicant's Submitted Drawing

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15-27 Beverley Street

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SOUTH Elevation

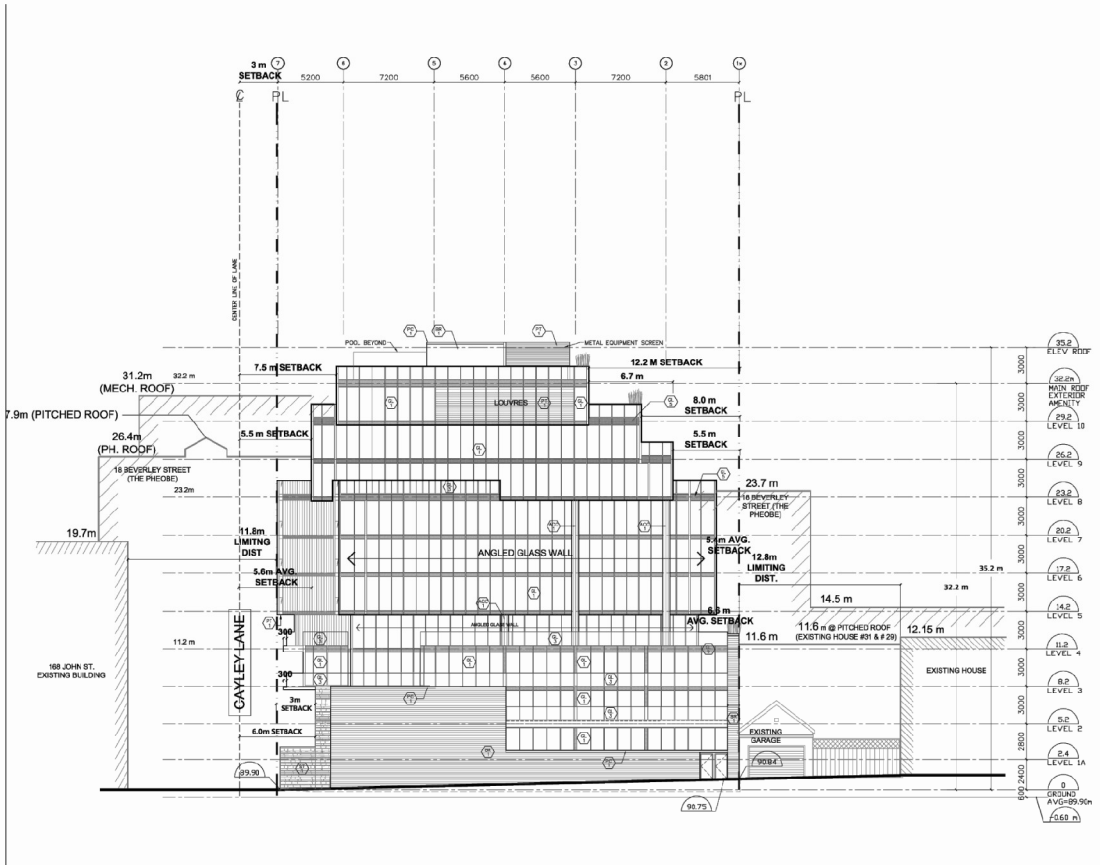
## Elevations

Applicant's Submitted Drawing

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## 15-27 Beverley Street

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EAST Elevation

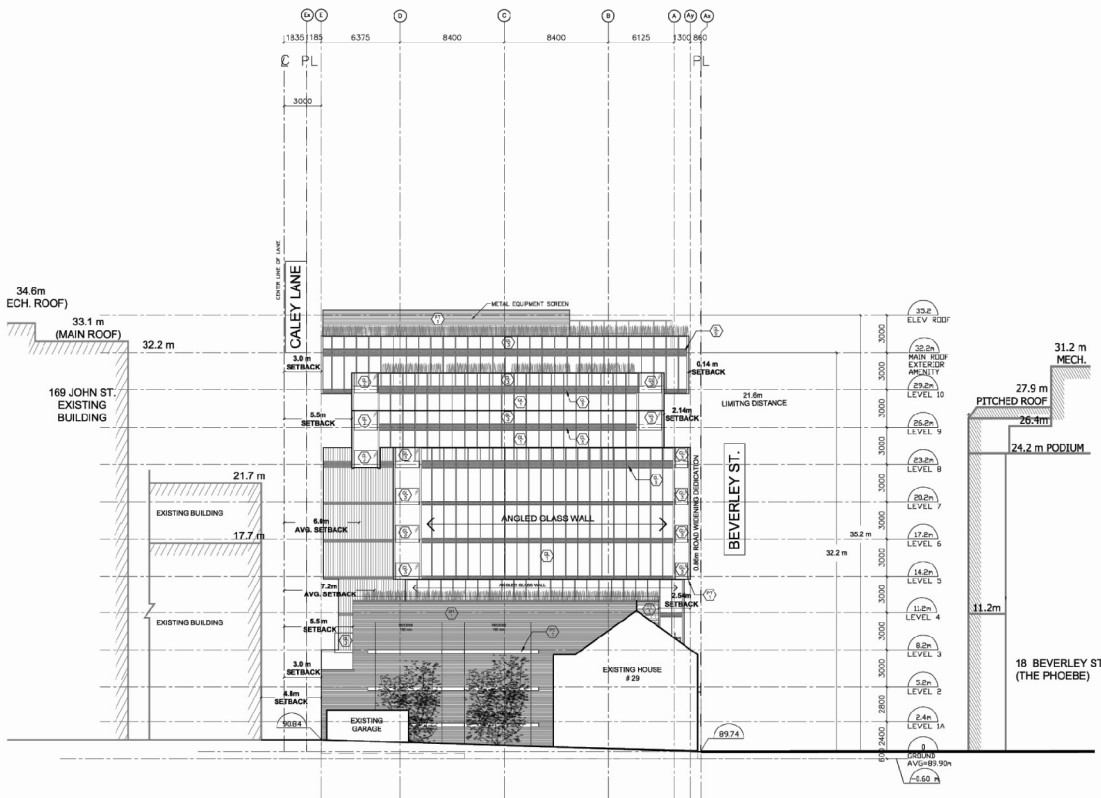
**Elevations**

**15-27 Beverley Street**

Applicant's Submitted Drawing

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File # 09\_133546 & 10\_200430



NORTH Elevation

## Elevations

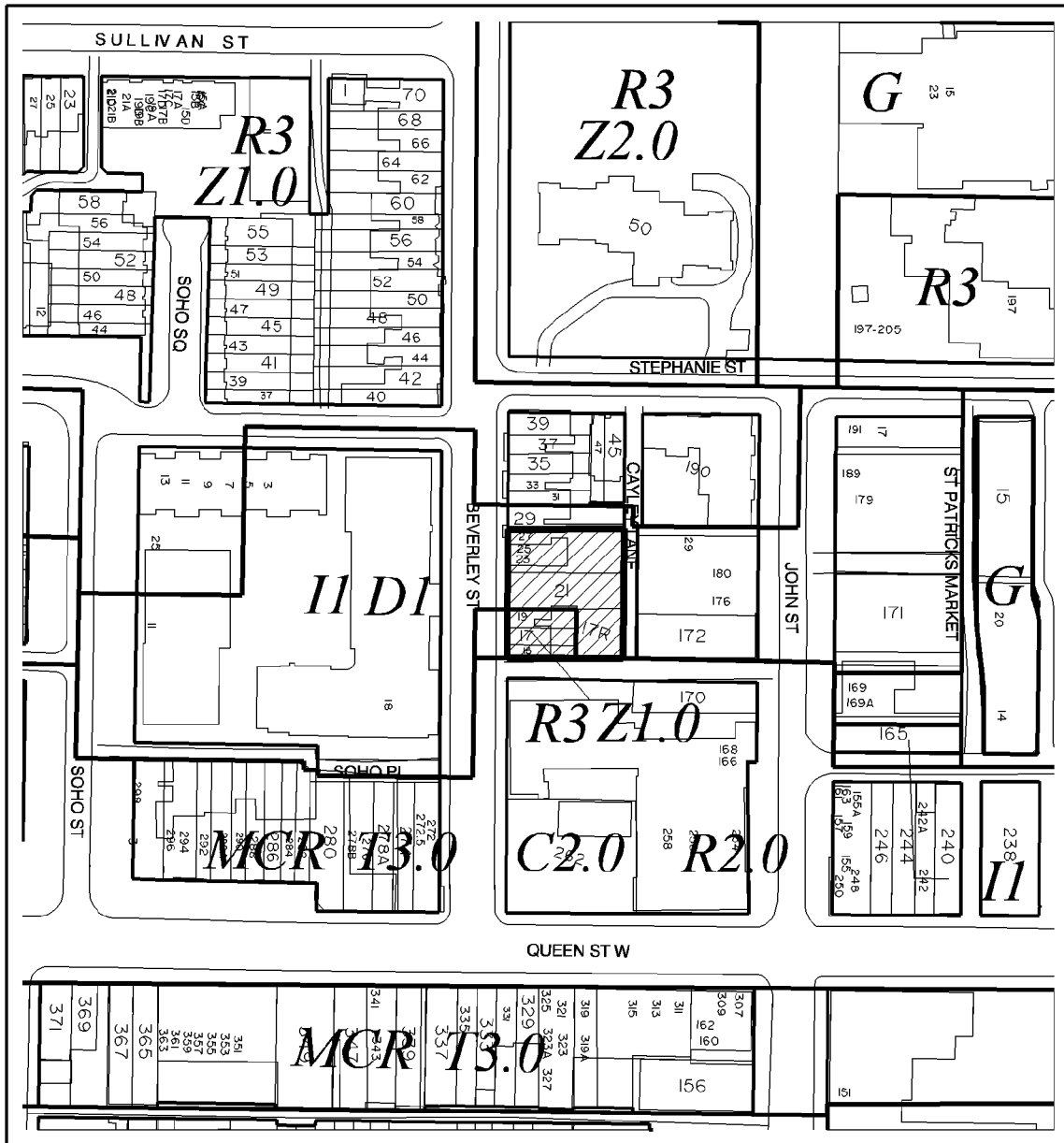
Applicant's Submitted Drawing

Not to Scale  
07/09/10

## 15-27 Beverley Street

File # 09\_133546 & 10\_200430

### Attachment 3: Zoning



15 - 27 Beverley Street

File # 09\_133546

- R3 Residential District
- I1 Industrial District
- G Parks District
- MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 05/21/2009

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 133546 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 4, 2009

Municipal Address: 15 BEVERLEY ST  
 Location Description: CON 1 FB PARK PT LT14 \*\*GRID S2011  
 Project Description: Rezoning application to permit the redevelopment of the lands for a new 10 storey (32.2 metres) residential building with a total of 90 units. (Application revised June 18, 2010)

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BSAR (BEVERLEY) LTD.	ADAM BROWN	CORE ARCHITECTS INC	BSAR (BEVERLEY) LTD.

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	I1 D1 R3 Z1.0	Historical Status: Y
Height Limit (m):	12	Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	1096	Height:	Storeys:	11
Frontage (m):	36.67		Metres:	32.2
Depth (m):	31.88			
Total Ground Floor Area (sq. m):	502			<b>Total</b>
Total Residential GFA (sq. m):	7431		Parking Spaces:	68
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	7431			
Lot Coverage Ratio (%):	45.8			
Floor Space Index:	6.78			

#### DWELLING UNITS

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

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 7431	0
Bachelor:	5	Retail GFA (sq. m): 0	0
1 Bedroom:	44	Office GFA (sq. m): 0	0
2 Bedroom:	32	Industrial GFA (sq. m): 0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m): 0	0
Total Units:	90		

**CONTACT: PLANNER NAME: Christopher Dunn, Community Planner**  
**TELEPHONE: (416) 397-4077**

Attachment 5: Draft Official Plan Amendment

**PREFACE AND EXPLANATORY NOTES TO  
AMENDMENT NO. 139  
TO THE CITY OF TORONTO OFFICIAL PLAN**

**LANDS AFFECTED BY THE AMENDMENT**

The Amendment concerns the lands municipally known as 15, 17, 17R, 19, 21 and 27 Beverley Street, located at the north-east corner of Beverley Street and Cayley Lane. The lands comprise approximately 1,173 square metres.

**EFFECT OF THE AMENDMENT**

The Amendment would permit the demolition of the existing rental dwelling units on the site without the provision of rental replacement housing provided cash-in-lieu of such replacement is paid to the City in the amount of \$770,000 and an acceptable tenant relocation and assistance plan is secured.

**CITY OF TORONTO**

**BY-LAW No. xxxx-2010**

**To adopt Amendment No. 139 to the City of Toronto Official Plan  
with respect to lands municipally known as  
15, 17, 17R, 19, 21 and 27 Beverley Street**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 139 to the City of Toronto Official Plan, consisting of the attached text and map, is hereby adopted.
2. This By-law shall come into force and effect on the day of its final passing.

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010

SANDRA BUSSIN  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## AMENDMENT NO. 139

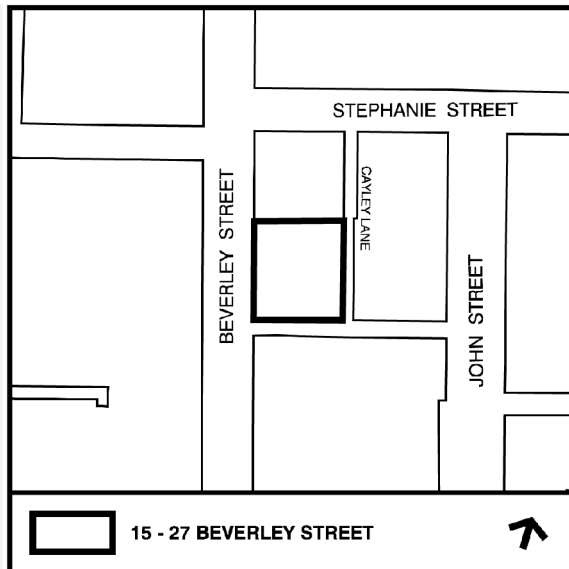
### TO THE CITY OF TORONTO OFFICIAL PLAN

The City of Toronto Official Plan is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 350 for the lands municipally known in 2010 as 15, 17, 17R, 19, 21 and 27 Beverley Street, as follows:

**“350. 15, 17, 17R, 19, 21 and 27 Beverley Street**

- a) Despite Policy 3.2.1.6 of the Official Plan, the demolition of the six (6) existing rental dwelling units on the site is permitted without the provision of rental replacement housing provided cash-in-lieu of such replacement is paid to the City in the amount of \$770,000 and an acceptable tenant relocation and assistance plan is secured.
2. Map 29, Site and Area Specific Policies, is amended for the lands municipally known in 2010 as 15, 17, 17R, 19, 21 and 27 Beverley Street, as shown on the map below as Site and Area Specific Policy No. 350.





Attachment 6: Draft Zoning By-law Amendment

*To be provided prior to the August 17, 2010 TEYCC meeting.*