

571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square & 20 Vanauley Street – Official Plan Amendment – Final Report

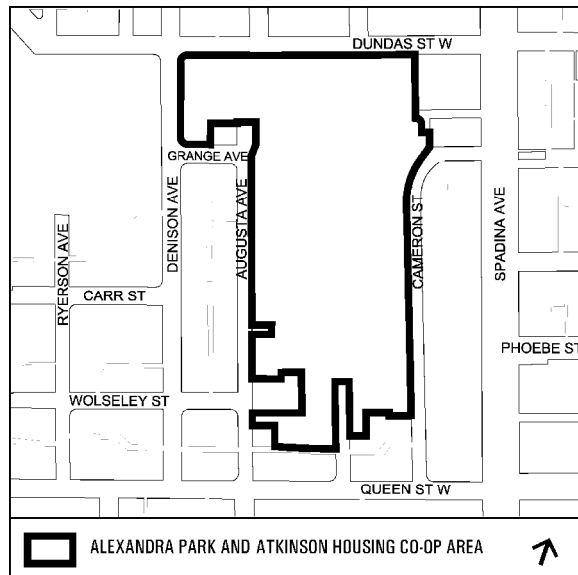
Date:	May 22, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11-143142 STE 20 OZ - Official Plan Amendment

SUMMARY

This application proposes the revitalization of the Alexandra Park Apartments and Atkinson Housing Co-operative with zero displacement of the existing tenants and housing co-operative members at 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street. The Revitalization Plan proposes to demolish and replace 333 townhouse and apartment units, refurbish and retain 473 apartment units, add 1,540 market units, and introduce retail uses on the ground floor at appropriate locations. The Revitalization Plan also proposes an extended public street network and two new public parks.

This report reviews and recommends approval of the application to amend the Official Plan. The proposed Official Plan Amendment provides the policy direction necessary to achieve the 10-15 year revitalization.

This report also requests that the Director, Community Planning report to the September 2012 meeting of Toronto and East York Community Council on the Zoning By-law Amendment, Draft Plan of Subdivision, Section 37 Terms, Rental Housing Demolition and Urban Design Guidelines. Staff will also submit a report



to the June 26, 2012 Community Development and Recreation Committee meeting for consideration that will cover the necessary sole shareholder approval and ministerial consent matters related to the Revitalization Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands shown on Attachment 2 and municipally known in the year 2012 as 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3 to the report dated May 22, 2012 from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council request the Director, Community Planning, Toronto and East York District report to the September 11, 2012 meeting of Toronto and East York Community Council on the following items regarding 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street:
 - a. the Zoning By-law Amendment application, including terms for the Section 37 Agreement;
 - b. the Rental Housing Demolition application;
 - c. the Draft Plan of Subdivision application; and
 - d. the Urban Design Guidelines.
4. City Council request the Supervisor, Tree Protection and Plan Review, Urban Forestry Division report to the September 11, 2012 meeting of Toronto East York Community Council on the application to remove private trees on the site.
5. City Council request the Director, Community Planning, Toronto and East York District give notice for the statutory public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.
6. City Council request the Acting Chief Planner and Executive Director, City Planning Division to prepare a Community Services and Facilities Needs Analysis of the immediate area to determine existing and future gaps of service provision.

7. City Council consents to the redevelopment of Alexandra Park and Atkinson Housing Co-operative before introducing the necessary Bills to City Council for enactment, acting as the Service Manager under the *Housing Services Act*.
8. Before introducing the necessary Bills to City Council for enactment, acting as the sole shareholder of Toronto Community Housing Corporation, Council approves in principle the Alexandra Park and Atkinson Housing Co-operative revitalization.

Financial Impact

The recommendations in this report have no financial impact. Staff will report to City Council on any arising financial impacts upon finalization of the Zoning By-law Amendment and Plan of Subdivision applications.

DECISION HISTORY

At its meeting on April 21, 2011, TEYCC considered the Preliminary Report from the Director, Community Planning (March 21, 2011) and:

- requested that the Chief Planner initiate and chair an interdivisional working group consisting of staff from commenting agencies to identify and resolve any technical issues arising from the review of the development applications;
- requested the Executive Director, Social Development, Finance and Administration Division to co-ordinate the corporate actions required for the Alexandra Park and Atkinson Housing Co-operative revitalization; and
- thanked the Toronto Community Housing Corporation staff and the Toronto Community Housing Corporation Board for embracing and supporting the community-led revitalization process.

At its meeting on May 17, 18, 19, 2011, City Council adopted Toronto and East York Community Council (TEYCC) recommendations (Item TE6.20) authorizing the Chief Planner to defer payments to all planning application fees for the subject properties (exclusive of base fees), until the amount of gross floor area in each phase of the project was determined. This determination would occur through future applications for Site Plan Approval. The City Solicitor was also authorized to enter into an Agreement with Toronto Community Housing Corporation (TCHC) setting out the terms and conditions of the payment deferral. This Agreement was executed on August 2, 2011.

The City Council and TEYCC decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE6.20>

The Preliminary Report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-37258.pdf>.

ISSUE BACKGROUND

History and Governance

Ontario Housing Corporation (Metro Toronto Housing and the Metro Toronto Housing Company Limited) developed the residential neighbourhood, Alexandra Park in 1968 and in 1986 CityHome constructed the Queen Vanauley apartment building. In 2003, Alexandra Park became the Atkinson Housing Co-operative Inc., the first public housing project in Canada to convert to a non-profit housing co-operative. Today, the Atkinson Co-operative manages a majority of the site, while TCHC manages the Alexandra Park Apartments and Queen Vanauley apartments. Atkinson Housing Co-operative and TCHC entered into a long term lease and operating agreement for the management of 410 townhouse and apartment units. The residents of these units are not TCHC tenants. The operating agreement expires in December 2013 and the lease in 2023.

Proposal

The 10-15 year Revitalization Plan (Attachment 1) of the Alexandra Park and Atkinson Housing Co-operative Area proposes to demolish and replace - at no cost to the City - 333 Atkinson Housing Co-operative units, of which 263 are townhouses and 70 are apartment units, while introducing approximately 1,540 market units (1,534 condominium and 6 freehold townhouses). The replacement and market townhouse units are proposed to be three and four storeys in height, while the replacement rental apartment building and market condominiums range in height from 5 to 17 storeys. Four existing buildings (21/21a, 23/23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street) will be retained and are proposed to be refurbished throughout the revitalization.

The table below outlines the proposed breakdown of proposed, replacement and retained units.

Proposed Number of Units (Total = 2,346 units)							
Atkinson Housing Co-op			TCHC			Market	
Townhouses Units	Apartment Units	73-75 Augusta Square	91 Augusta Avenue	20 Vanauley Street	21/21a, 23/23a Augusta Avenue	Condominium Units	Townhouse
replaced	replaced	retained/ refurbished	retained/ refurbished	retained/ refurbished	retained/ refurbished	new	new
183	150	77	257	135	4	1,534	6
Total: 410			Total: 396			Total: 1,540	

The proposed extended street network (Attachment 3, Map 3 of 3) is intended to improve connectivity through the site, while at the same time discouraging auto-infiltration into the neighbourhood. The proposal includes three new public streets (Streets A, B, and E)

and two extensions of existing public streets: Augusta Avenue (Street D) and Vanauley Street (Street C). A series of new watermains and sewer mains are proposed to service the site and connect into existing City mains. It is staff's understanding that the new public streets and servicing infrastructure will be financed by TCHC and its development partners.

The proposed Revitalization Plan (Attachment 1) includes two new public parks (Blocks 18 and 20) to be dedicated to the City and situated at the centre of the site and connected to the proposed Community Recreation Hub. The proposed Community Recreation Hub (Attachment 3, Map 1 of 3) will replace the existing TCHC-owned community recreation centre and will include:

- two outdoor basketball courts;
- collective indoor amenity space for exclusive use and management of the TCHC tenants and Atkinson Housing Co-operative members, as required by the Zoning By-law; and
- additional indoor community space, which is open and accessible to members of the public.

Site and Surrounding Area

The site is located in downtown Toronto and is situated between Queen Street West to the south, Spadina Avenue to the east, Dundas Street West to the north and Augusta Avenue to the west. The site is approximately 7 hectares (18 acres) in size and has a population of approximately 2,500 residents housed in 806 existing rental units. With the exception of 81 market-rental units in the 20 Vanauley building, the remaining rental units are rent-geared-to-income. The existing units are spread throughout the site in townhouse and apartment form.

The table below outlines the existing number and unit type by management.

Existing Number of Units (Total = 806 units)					
Atkinson Housing Co-op			TCHC		
Townhouse	Apartment		91 Augusta Avenue	20 Vanauley Street	21/21a, 23/23a Augusta Avenue
	170 Vanauley Walk	73-75 Augusta Square			
263	70	77	257	135*	4
Total: 410			Total: 396		

*81 units have market rent levels

The Alexandra Park community centre is currently owned by TCHC and operated by the Atkinson Housing Co-operative. It is located at the north-east end of the site and offers programs and services to Alexandra Park residents and the surrounding community.

Other non-residential uses on the site include the City-operated Alexandra Park Child Care Centre at 75 Augusta Avenue and a small general store within the same building. CareFirst provides support services to seniors in the Alexandra Park Seniors Apartment.

The site features approximately 403 trees of varying size and species, which provides an extensive green canopy above the site in the spring and summer months.

The site has approximately 245 parking spaces, most of which are located in surface lots at the edges of the site, while the 20 Vanauley building has one level of underground parking. Vehicular access into the interior of the site is limited to emergency vehicles. There exists a network of pedestrian pathways through the site to accommodate access.

To the north and across Dundas Street West are one to three-storey buildings with retail at the ground level with a Dundas frontage. Directly east and across Cameron Street are retail and residential buildings with frontage on Spadina Avenue, ranging in height between 3 to 10 storeys. To the south are mixed residential/commercial buildings with frontage on the Queen Street West Heritage Conservation District. To the west of the site and across Augusta Avenue are low-rise residential dwellings. Across Denison Street at the north end and west of the site of the site is Ryerson School and the Scadding Court Community Centre.

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. The 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 1 of the PPS calls for the wise management of change and support for strong, liveable and healthy communities. 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. Section 3.1 of the Growth Plan states that "In the case of housing, there is an underlying societal need for affordable housing in many municipalities that is heightened by growth pressures."

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

Official Plan

The Official Plan (OP) Urban Structure Map 2 identifies the subject site as part of the Downtown and Central Waterfront. The subject site is designated as *Neighbourhoods* in the OP.

The OP contemplates that the *Downtown* will see new development to house residents and jobs. The advantage of developing residential units in the *Downtown* is that it offsets the need for in-bound commuting each day by creating "accessibility through proximity". The *Downtown* policies provide that a full range of housing opportunities be encouraged through sensitive infill within the *Downtown Neighbourhoods* (Policy 2.2.1.4.b).

The stability of the physical character *Neighbourhoods* is a key theme of the OP. Any physical changes to established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. *Neighbourhoods* are considered to be physically stable areas and the related policies require new development to respect and reinforce the existing pattern of streets and open space, built form, height, massing and scale of nearby residential developments.

Healthy Neighbourhoods Policy 2.3.1.3 requires intensification of lands adjacent to *Neighbourhoods* to be carefully controlled so that neighbourhoods are protected from negative impact. Building New Neighbourhoods (OP Chapter 3.3) provides policies to help guide a comprehensive planning framework in the development of new neighbourhoods where new infrastructure, streets, parks and local services are needed to support new development and connect them with the surrounding fabric of the City.

The OP provides Public Realm policies that help guide the development of streets, sidewalks and boulevards that are applicable to the proposal. Policy 3.1.1.6 sets out parameters that the design of sidewalks and boulevards provide safe, attractive, interesting and comfortable spaces for pedestrians. Policy 3.1.1.14 outlines design considerations for new streets, including providing connections between adjacent neighbourhoods, dividing larger sites into smaller development blocks, providing access and addresses for new developments, allowing the public to freely enter without obstruction, creating adequate space for pedestrians, bicycles and landscaping, and providing access for emergency vehicles. Policy 3.1.1.15 states that all new streets should be public streets and where appropriate, private streets should be designed to integrate into the public realm and meet the design objectives for new streets. The Public Realm policies provides further guidance on the development of new city blocks and development lots (Policy 3.1.1.16) and new parks and open spaces (Policy 3.1.1.17), both of which are applicable to the proposal.

The Housing section of the OP (3.2.1) sets out policies concerning the provision of a full range of housing, and maintaining and replenishing the housing stock within the City. In

particular, Policy 3.2.1.7 addresses the redevelopment of social housing properties and requires that proposals which seek to remove social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement of social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement units and other assistance to mitigate hardship.

Policy 3.2.1.5 concerns significant new development on sites where existing rental housing will be kept. It requires that the existing rental housing be secured as rental for a specific number of years, and that any needed improvements or renovations to the existing rental housing be undertaken without increasing the rents to tenants.

Zoning

The former City of Toronto Zoning By-law (438-86) zones the site R3 Z1.0 with a maximum building height of 12.0 metres. A range of residential uses are permitted, including apartments, to a maximum density of 1.0 times the area of the lot. The By-law permits a limited scope of non-residential uses in an R3 zone, including parks, playgrounds, community centres, and others. The application for Zoning Amendment was submitted to the City on March 11, 2011. This report recommends a Final Report on the Zoning Amendment application to be submitted for consideration at the September 11, 2012 TEYCC meeting.

Draft Plan of Subdivision

Section 51 of the *Planning Act* requires that lands to be conveyed to the City to be described within a registered plan of subdivision. Prior to registration and in considering a draft plan of subdivision, the City is required to have regard for, among other matters, safety, convenience, accessibility for persons with disabilities, adequacy of utilities and municipal services. The City may also impose conditions of approval to the plan of subdivision, including, but not limited to the requirement to dedicate lands for public uses, at no cost to the City. The Draft Plan of Subdivision application was submitted to the City on April 20, 2012. This report recommends a Final Report on the draft conditions of the Plan of Subdivision for the September 11, 2012 TEYCC meeting.

Site Plan Control

The proposal is subject to Site Plan Control; however, TCHC has yet to submit their applications for site plan approval at the time of writing this report. It is anticipated that TCHC will make separate site plan approval applications for each block of development.

Tree Preservation

The site features approximately 400 trees, 44 of which are trees within the City's road allowance. The City Street Tree By-law (Municipal Code Chapter 813, Trees, Article II, 'Trees on City Streets') and the Private Tree By-law (Municipal Code Chapter 813, Trees, Article III, 'Private Tree Protection') apply to the proposed revitalization. The application to remove private trees was submitted on May 2, 2012. This report recommends a Final Report on the tree removal permit at September 11, 2012 TEYCC meeting.

City of Toronto Act, Section 111

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. By-law No. 885-2007 (also known as the Rental Housing Demolition and Conversion By-law), which established Chapter 667 of the Municipal Code. The application to demolish rental housing was submitted on March 11, 2011. This report recommends a Final Report on the rental housing demolition at the September 11, 2012 TEYCC meeting.

Urban Design Guidelines

The proposed revitalization period ranges between 10 and 15 years. In order to implement the revitalization design objectives over time, Urban Design Guidelines are intended to provide a more detailed framework for built form and public realm improvements that are unique to the Alexandra Park and Atkinson Housing Co-operative area. The draft Urban Design Guidelines were submitted on March 11, 2011. This report recommends a Final Report on the adoption of the guidelines at the September 11, 2012 TEYCC meeting.

Community Services and Facilities

Policy 3.2.2.5 of the OP provides for the development of community service strategies to provide new social infrastructure and facilities in under-serviced areas. The OP requires that these strategies and implementation plans be provided for residential and mixed use sites generally larger than five hectares, and all new neighbourhoods. TCHC has submitted an inventory of existing services and an initial assessment of required infrastructure. This report requests that the Chief Planner undertake a broader community services and facilities needs analysis in the context of the immediate area, consisting of other large scale planning studies underway in the community, including the Ryerson Public School site and Scadding Court Community Centre site to the west of the subject properties.

Sole Shareholder Approval and Ministerial Consent

Toronto Community Housing Corporation (TCHC) is an arms-length corporation owned by the City under the Ontario Business Corporations Act. The City is the sole shareholder of TCHC. As sole shareholder, the City is required to approve the impact of the revitalization on TCHC's finances. In order to proceed with the sale of any lands, TCHC requires the consent of the Ministry of Municipal Affairs and Housing (MMAH). The Shelter, Support, Housing and Administration Division acts as Service Manager under

the *Housing Services Act* and is responsible to ensure TCHC replaces all rent-geared-to-income units planned to be demolished. A companion report to this report will be considered at the Community Development and Recreation Committee of Council on June 26, 2012 seeking Council's authority as Sole Shareholder Approval and Ministerial Consent.

Reason for Official Plan Amendment Application

An application to amend the OP is required as the proposed high- and mid-rise apartment forms are not contemplated by the existing *Neighbourhoods* designation on the site. An Official Plan Amendment (OPA) is also required as the redevelopment proposes a new pattern of streets, built form and open space that intensifies land uses on and in proximity to lands designated *Neighbourhoods*. The proposed Official Plan Amendment No. 189 (Attachment 3) identifies other areas of non-compliance to the OP.

Community Consultation

Since 2009, TCHC and the Ward Councillor hosted several meetings with tenants of Alexandra Park apartments and members of the Atkinson Housing Co-operative. These meetings helped form the guiding principles applied by TCHC consultants in generating the planning applications to the City. Throughout the application review process, TCHC hosted several additional meetings with members of the community, the Visioning Committee and housing co-operative board, six of which City staff attended.

City Planning staff hosted two community consultation meetings. The first meeting was held on June 27, 2011 at the Theatre Passe Muraille. Staff arranged for interpretation services in Arabic, Bengali, Cantonese, French, Mandarin, Spanish, Somali, and Vietnamese. Over 70 members of the community, including tenants and housing co-operative members attended the meeting. Comments and questions on the development application touched on building height, environmental initiatives, zero displacement, cycling, and others. A full summary of the meeting discussion can be accessed at this link: http://www.toronto.ca/planning/pdf/june-27-11_meeting-notes.pdf.

On April 4, 2012, City Planning staff hosted the second meeting with the tenants and housing co-operative members to discuss the applicable housing policies and processes around unit replacement and tenant assistance. This consultation is required under Chapter 667 of the Municipal Code. Approximately 70 existing tenants and housing co-op members attended the meeting. City staff arranged for interpretation services in eight languages.

In order to facilitate information sharing between the City and interested members of the community, Planning staff initiated and maintained a webpage, which includes application updates and submitted materials for download. The webpage has had approximately 3,000 visits since its creation and can be accessed at this link: <http://www.toronto.ca/planning/alexpark.htm>.

Agency Circulation

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

Planning staff initiated and chaired an Interdivisional Working Group consisting of 30 City staff who met as a group to identify issues raised by staff and to be continually updated with the project progress.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The proposed revitalization supports the principles in the PPS for building strong, liveable communities and adds to the City's supply and diversity of housing. The Revitalization Plan provides for residential intensification in an urban area, at a location with suitable public infrastructure and services. It will provide for an efficient development pattern and promotes the efficient use of land, infrastructure and services.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed Revitalization Plan provides for residential intensification within the built-up area, the replacement of the rental housing to be demolished and the opportunity for all tenants to return to the new building at similar rents. As all of the replacement units will be rent-geared-to-income and in the affordable rent range, the proposal adequately addresses the issue of affordable rental housing.

Official Plan Amendment (OPA) No. 189

The proposed OPA No. 189 (Attachment 3) amends the Official Plan in the following ways:

- redesignates the lands from *Neighbourhoods* to *Apartment Neighbourhoods*, *Mixed Use Areas*, and *Parks and Open Space Areas - Parks* (Attachment 2);
- adds Site and Area Specific Policy No. 383 to Chapter 7;
- amends Map 29 to add the subject properties; and
- amends Schedule 2 to add the proposed public streets to the list of planned but unbuilt roads.

The Site and Area Specific Policy (Policy) is divided into eight sections containing policies that provide direction to guide future development of the Alexandra Park and Atkinson Housing Co-operative area. These policies support the development of a new neighbourhood and the accompanying intensification. The policies address the

challenges faced with the redevelopment of an existing community that will remain home to 2,500 residents over 10 to 15 years of construction.

Section 1 - Vision

The Policy sets out the vision for the Alexandra Park and Atkinson Housing Co-operative area and is generally based on the 10 Guiding Principles generated by the community members during the community visioning process. They are:

1. zero displacement;
2. providing good housing;
3. providing more than housing;
4. planning together first;
5. minimizing disruption;
6. protecting tenants' rights;
7. developing connections;
8. ensuring participation;
9. nurturing a green, clean and beautiful community; and
10. enhancing social, recreational, learning, and economic opportunities.

Section 2 - Overall Planning Framework

This section sets out a comprehensive planning framework for the future revitalization of the lands. The Alexandra Park Area Structure map (Attachment 3, Map 1) identifies components of the Revitalization Plan that will help support new development and connect the area with the surrounding fabric of the City. These components include: public parks, publicly accessible private open spaces, public streets, pedestrian priority access points, Dundas Street commercial frontage, the proposed Community Recreation Hub, existing buildings to be retained and new residential tower locations. Together, these components will help ensure that the revitalized area can function as a community.

The new public streets, parks and open spaces will form a new physical structure of the area, while the Community Recreation Hub, Dundas Street commercial frontage and residential towers will house a variety of complementary uses that fit in with the existing buildings to be retained.

The full build-out of the lands is expected to take between 10 to 15 years. The Phasing map (Attachment 3, Map 2) identifies the 4 phases within which the revitalization is to occur. The proposed phasing strategy is intended to accommodate an orderly development of the lands, while maintaining access to and servicing of existing residential uses.

Section 3 - Built Form and Public Realm

This section sets out a co-ordinated approach to the development of new buildings while maintaining consistency within the open spaces around them. The Building Type Areas map (Attachment 3, Map 3) guides the form of development within the area by identifying appropriate locations for different building types. The Policy broadly directs

the scale of built form by providing for the most intense development away from the centre of the community.

Tall building (13-17 storeys) locations are intended to minimize the impact they may have on neighbouring buildings, streets, parks and other open spaces, including the backyards of replacement townhouse units. The tall buildings are proposed to be setback from Dundas Street West in order to minimize shadow impacts on the north sidewalk. Tall buildings are also proposed to be located away from the centre of the community to help reflect the existing low-rise scale of Alexandra Park and maintain a neighbourhood scale. Tower floor plate sizes are limited to provide adequate light and privacy, while minimizing uncomfortable wind conditions on neighbouring properties and open spaces. All tall-buildings are expected to have regard for the City's Design Criteria for Review of Tall Building Proposals.

General locations for mid-rise buildings (5-12 storeys) are identified in Map 3 and are intended to provide a transition between tall buildings and low-rise buildings (1-4 storeys). To maintain adequate sun on the north Dundas Street West sidewalk, a 45 degree angular plane will be applied to mid-rise buildings with a Dundas frontage. Low-rise buildings are proposed to be centred on and around the public park system, including the Community Recreation Hub. The low-rise buildings may be townhouses, stacked townhouses or back-to-back townhouse units.

Urban Design Guidelines will be presented to Council and are intended to establish a context for co-ordinated development within the area. The Urban Design Guidelines will address: street and block patterns, built form, building heights, streetscape design and other matters listed in the Policy. Once adopted, the Urban Design Guidelines will be used to evaluate planning applications for the development of individual blocks, including parks and open spaces.

The Dundas Street West frontage plays an important role in integrating the Alexandra Park and Atkinson Housing Co-operative area into the *Downtown* community. By requiring development along the Dundas frontage (Attachment 3, Map 1) to have a majority of mixed commercial uses on the ground floor, the Policy will help facilitate an active street life along Dundas Street West.

Public Art plays an important role in enhancing the quality of public spaces and places that are accessible and visible. The Policy requires the preparation of a District Art Plan for the lands to ensure that public art is provided in a co-ordinated manner. A minimum public art contribution for the revitalization will be based on one per cent of the gross construction cost of the revitalization's market component, while the social housing units will be exempt from the calculation.

Section 4 - Housing

A key commitment of the proposed revitalization is the full replacement of all existing social housing units. The principle of Zero Displacement is outlined in the Policy, which is the key guiding principle generated by members of the Alexandra Park and Atkinson

Housing Co-operative community. Zero displacement can only occur through a detailed phasing process, whereby replacement units are constructed before existing units are demolished. A co-ordinated relocation process is required to ensure that eligible tenants are relocated into new replacement units. The Policy secures the right to return to a replacement social housing unit on-site, should the tenant choose to move off-site during the redevelopment process.

Of the existing 333 social housing units to be demolished and replaced, 263 of them are townhouses. The Revitalization Plan proposes that at least 65 per cent of these existing townhouses be replaced in a townhouse form, which may include row houses, back-to-back townhouses and stacked townhouses. The remaining replacement social housing units will take the form of multi-unit buildings proposed for the site. The Policy requires that private outdoor recreation space be provided for each replacement townhouse unit.

The Policy encourages the development of new affordable housing over and above the replacement of social housing units, including affordable ownership and affordable rental housing in order to contribute to a full range of housing tenure and affordability. The City will work together with all partners to assemble land and funding to achieve the Policy around new affordable housing.

A mixed community is not only about a mix of tenures and affordability, but is also about providing housing for a mix of different types of household sizes. The Policy encourages the development of new housing suitable for households with children. The Policy requires a minimum of 15 per cent of the total number of units constructed on the site to contain three or more bedrooms. This total will comprise a mix of publicly-owned replacement rental units and market condominium units. The market condominium component will have a minimum 5 per cent of units with three or more bedrooms.

The Policy secures the refurbishment and repairing of 473 social housing units that exist on the site today and are proposed to be retained throughout the revitalization. The refurbishment work will occur during the phase within which the existing building is located and will be secured through an agreement pursuant to section 37 of the *Planning Act*. The refurbishment work will include, but not be limited to:

- upgrading building systems and envelope systems for energy efficiency;
- unit interior work where required;
- exterior improvements with the objective of integrating the refurbished properties with the newly constructed buildings; and
- updating common areas and amenity spaces.

The Policy sets out terms under which the City will monitor the progress of redevelopment to ensure the timely provision of replacement social housing units with rents geared to income.

Section 5 - Transportation Connectivity

The 1960s re-development of the site eliminated the neighbourhood street grid and replaced it with a meandering pedestrian walkway (Vanauley Walk) resulting in an insular community with limited vehicular access. The proposed Revitalization Plan seeks to re-introduce the street grid, while maintaining components that help strengthen the sense of community created by the insular nature of the 1960s design.

Given the downtown location and access to higher order transit lines, the Policy encourages walking, cycling, transit use and car-sharing to reduce private automobile dependency. The Policy sets out general design parameters for the proposed public street network that seeks to reinforce the role of a public street within the community. The public street network will provide improved connectivity and circulation for all users that will be well integrated with the surrounding existing public street network.

The Policy also provides guidance on pedestrian and cycling access and on-street parking, and the realigned Vanuauley Walk - a continuous north-south pedestrian walkway (Map 1) linking Dundas Street West and the Kensington Market neighbourhood to the north with the vibrant Queen Street West commercial activity to the south.

Section 6 - Parks and Open Space

The Policy identifies the planned public parks and publicly accessible private open spaces (Attachment 3, Map 1). The planned public parks are proposed to be dedicated to the City, in addition to a cash-in-lieu payment made for any deficiency in the required parkland dedication. Together, the parks and open spaces achieve a number of objectives, including providing spaces for active and passive recreation and creating a network of green spaces through the centre of the site. These open spaces will be well designed and provide a comfortable setting for recreation activities during all seasons of the year.

Section 7 - Community Services and Facilities

Addressing the quality of life and well-being of Toronto communities requires effective and co-ordinated planning, including community services and other forms of social infrastructure. Social infrastructure includes the whole system of government and community resources, programs, facilities and social networks that contribute to people's health, safety, mobility and well-being. Strategic investment in social infrastructure encourages greater levels of equity, equality, access, participation and social cohesion across the City and within communities.

The Policy requires a Community Services and Facilities Implementation Plans to be undertaken throughout the duration of the revitalization. These implementation plans will identify any additional community and social infrastructure that may be required as a result of the increased residential population and associated needs.

The Policy identifies the planned replacement of the existing Alexandra Park community centre. The proposed Community Recreation Hub (Attachment 3, Map 1) will include outdoor active recreation areas, indoor amenity space for the exclusive use of TCHC

tenants and Atkinson Housing Co-operative members, and additional indoor community space accessible to members of the larger community. The Community Recreation Hub will be programmed, owned, and maintained by TCHC and Atkinson Housing Co-operative.

Section 8 - Implementation Tools

The Policy is supported by a number of implementation tools that are fundamental components of the proposed planning regulatory framework to achieve the orderly revitalization of the lands.

Zoning By-law Amendment

The Zoning By-law Amendment will specify detailed performance standards that will be applied during the detailed review of individual developments. The Zoning By-law will include a Holding (H) provision, which will ensure that a number of detailed studies and plans are completed prior to development proceeding. The Policy sets out the conditions that must be satisfied prior to lifting the Holding (H) symbol, including, Detailed Context Plans, Construction and Safety Plan, Tenant Communications Strategy, Housing Issues Reports, Community Service and Facility Implementation Plan, execution of a Subdivision Agreement and confirmation of funding.

Draft Plan of Subdivision

The Policy requires that any development not proceed until the City approves a Draft Plan of Subdivision. This requirement ensures that any infrastructure required to service the development is either secured through imposed conditions or through an agreement registered on title, pursuant to section 51 of the *Planning Act*.

Rental Housing Demolition Approval

Along with the requirements relating to unit replacement, tenant relocation assistance and construction mitigation being addressed in the Zoning By-law and Section 37 Agreement, an agreement will be entered into under Section 111 of the City of Toronto (and Municipal Code Chapter 667) to secure certain rental housing matters.

Section 37 Agreement

The Policy sets out the general terms of a Section 37 Agreement to secure replacement social housing matters, tenant relocation and assistance, community service and facilities, parkland improvements, public art and the requirement for a Construction Mitigation, Safety Plan and Tenant Communication Strategy. In addition, the Policy identifies further community benefits to be provided to the City in return for any increases in height and density permissions in a zoning by-law. These further community benefits include community service space, non-profit childcare facilities, parkland acquisition and improvements, and affordable housing.

Detailed Context Plans

To ensure the consistent and orderly development of the lands, the Policy outlines the requirement for and composition of Detailed Context Plans to be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.

The Policy provides the purpose of the Detailed Context Plans, which is to demonstrate, among other matters, built form consistency, planned public realm improvements, provision of any required interim servicing and access infrastructure, and satisfactory sequencing of service infrastructure, public streets, and private driveways for solid waste collection, emergency access, and other required technical issues.

Urban Design Guidelines

Urban Design Guidelines are intended to provide a more detailed framework for built form and public realm improvements that are unique to the Alexandra Park and Atkinson Housing Co-operative area.

Next Steps

Planning and other staff will continue to work with TCHC and their consultants to finalize the review of the Zoning By-law Amendment application, Draft Plan of Subdivision, Rental Housing Demolition and Urban Design Guidelines. This report requests that the Chief Planner report to the September 11, 2012 meeting of Toronto and East York Community Council on these outstanding implementing tools and provide notice of statutory notice of Public Meeting under the *Planning Act*. This report also recommends that the Supervisor, Tree Protection and Plan Review report to the same TEYCC meeting on the application to remove private trees under the Private Tree By-law.

Conclusion

The proposed Official Plan Amendment provides the necessary policy direction to implement the proposed Revitalization Plan (Attachment 1) for the Alexandra Park and Atkinson Housing Co-operative area. The Revitalization Plan represents a level of intensification that: provides a full range of housing opportunities; respects and reinforces the existing pattern of streets and open spaces; and introduces a built form that transitions away from stable residential areas. The Revitalization Plan reflects a comprehensively planned community complete with new park and open spaces, public streets, indoor and outdoor recreational facilities and achieves zero displacement of existing tenants and housing co-operative members.

CONTACT

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SIGNATURE

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

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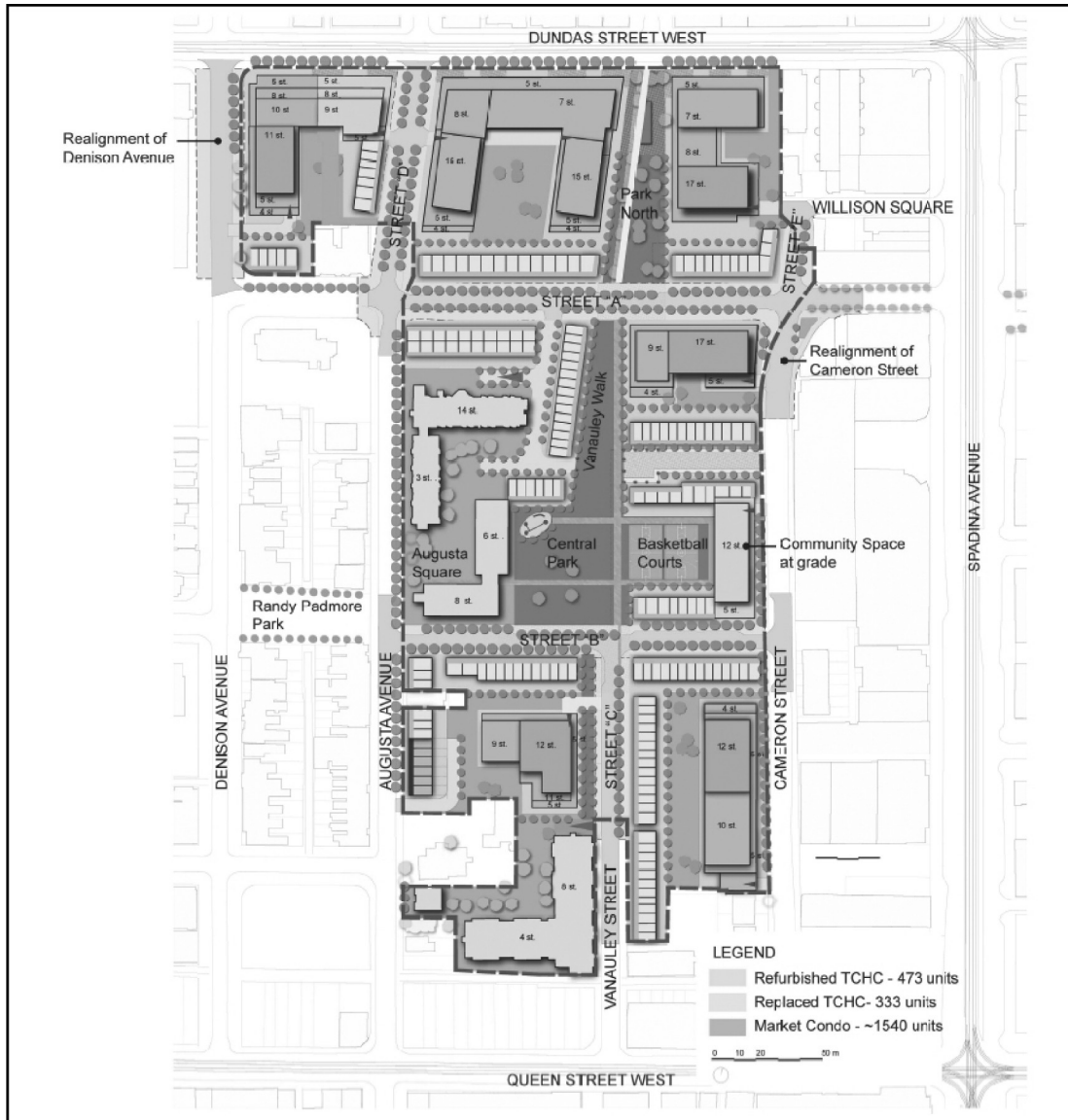
ATTACHMENTS

Attachment 1: Revitalization Plan

Attachment 2: Amendments to Official Plan Land Use Map 18

Attachment 3: Draft Official Plan Amendment No. 189

Attachment 1: Revitalization Plan



Revitalization Plan

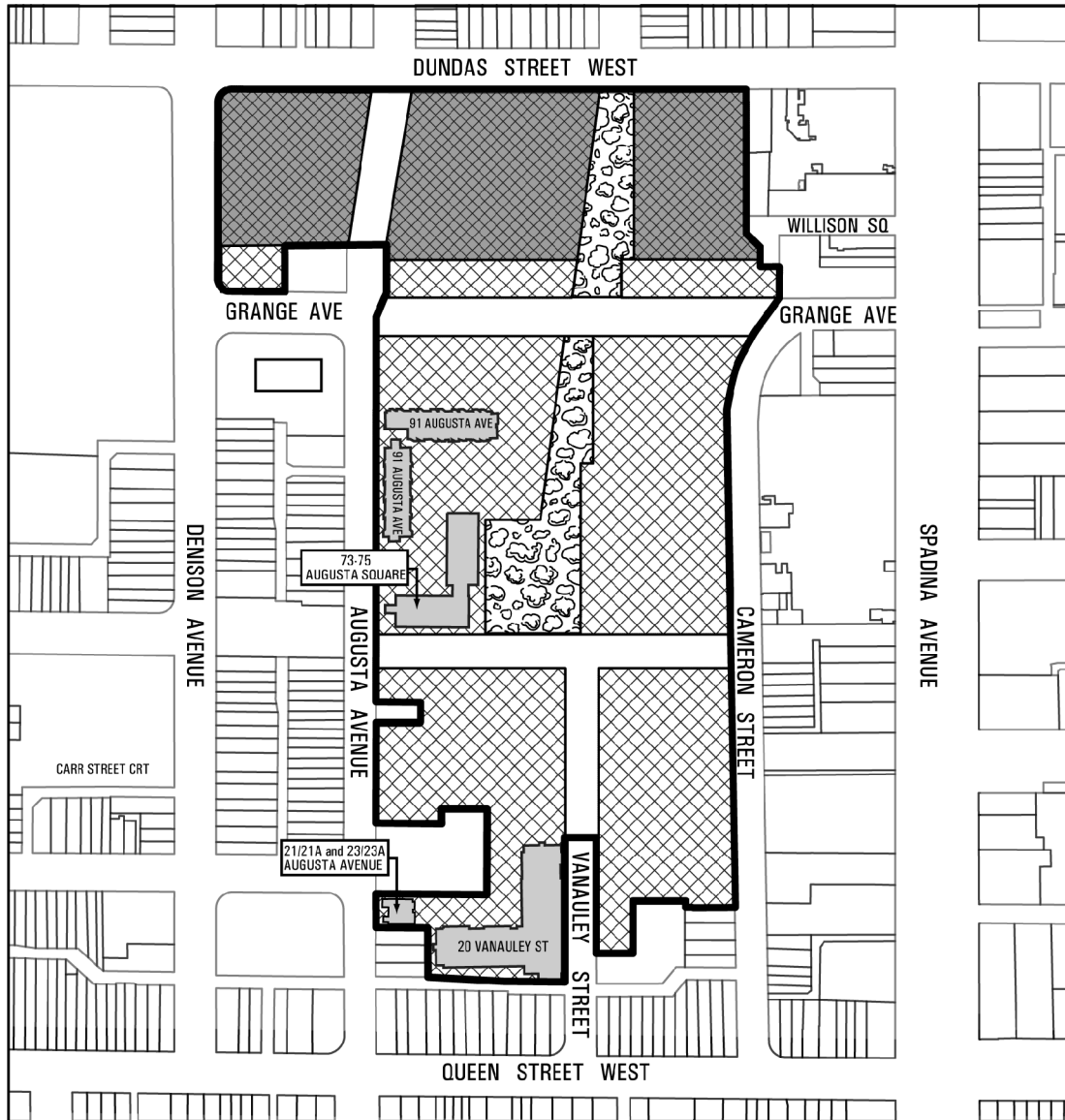
Alexandra Park and Atkinson Housing Co-op Area
 571 Dundas Street West,
 21, 21a, 23, 23a, 91 Augusta Avenue,
 73-75 Augusta Square and 20 Vanauley Street

File # 11 143142 STE 20 02



Not to Scale
 05/28/2012

Attachment 2: Amendments to Official Plan Land Use Map 18



Official Plan Amendment #189

Revisions to Land Use Map 18 to Redesignate Lands from Neighbourhoods to Mixed Use Areas, Apartment Neighbourhoods, and Parks and Open Space Areas - Parks

Alexandra Park and Atkinson Housing Co-op Area

File # 11 143142 STE 20 02

- | | |
|--|--|
|  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP AREA |  APARTMENT NEIGHBOURHOODS |
|  PARKS AND OPEN SPACE AREAS - PARKS |  MIXED USE AREAS |



Not to Scale
05/28/2012

Attachment 3: Draft Official Plan Amendment No. 189

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2012

Enacted by Council: ~, 2012

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2011, as
571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue,
73-75 Augusta Square and & 20 Vanauley 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;

WHEREAS Council of 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. The attached Amendment No. 189 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

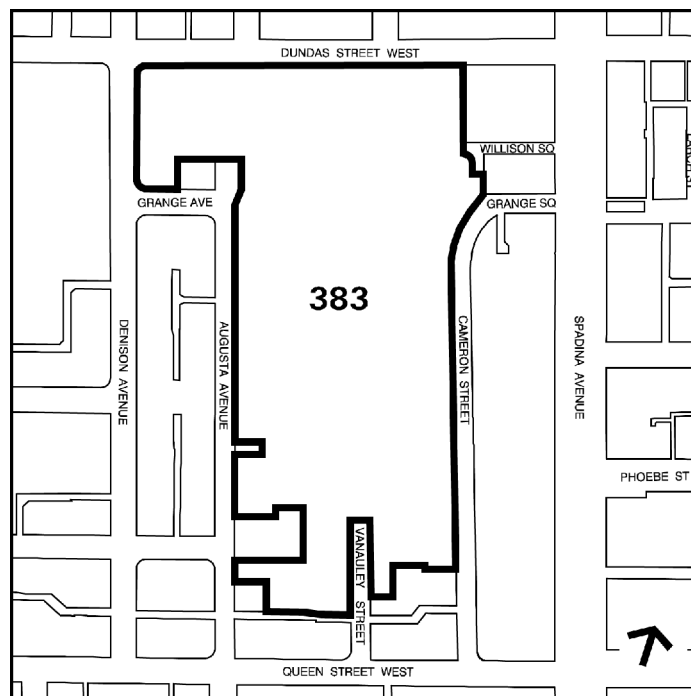
(Corporate Seal)

AMENDMENT NO. 189 TO THE OFFICIAL PLAN
Certain lands north of Queen Street West, bounded by
Denison Avenue, Dundas Street West, and Cameron Street

The Official Plan is amended as follows:

1. Map 18, Land Use Plan is amended by re-designating parts of the lands in the area bounded by Dundas Street West, Cameron Street, Denison Avenue and north of Queen Street West as shown in attached Schedule A, as follows:
 - a. from *Neighbourhoods* to *Mixed Use Areas*;
 - b. from *Neighbourhoods* to *Apartment Neighbourhoods*; and
 - c. from *Neighbourhoods* to *Parks and Open Space Areas - Parks*.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 383 for the lands north of Queen Street West, bounded by Denison Avenue, Dundas Street West, and Cameron Street, as follows:

"383. North of Queen Street West, east of Denison Avenue, south of Dundas Street West, and west of Cameron Street



a) Vision

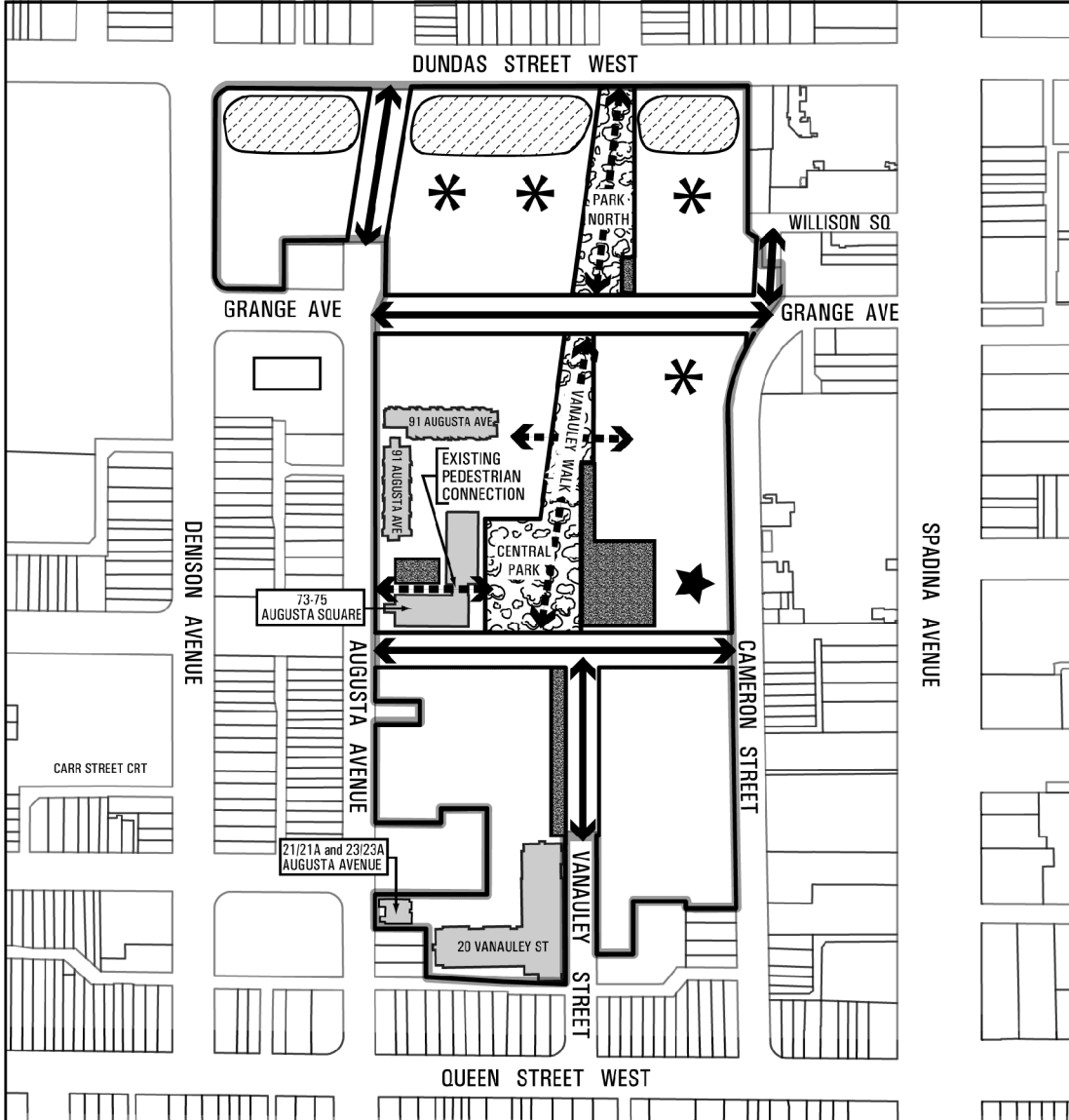
The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

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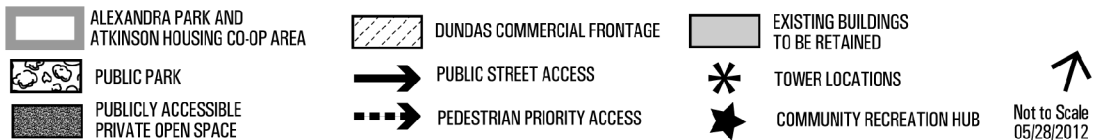
b) Overall Planning Framework

i. Structure

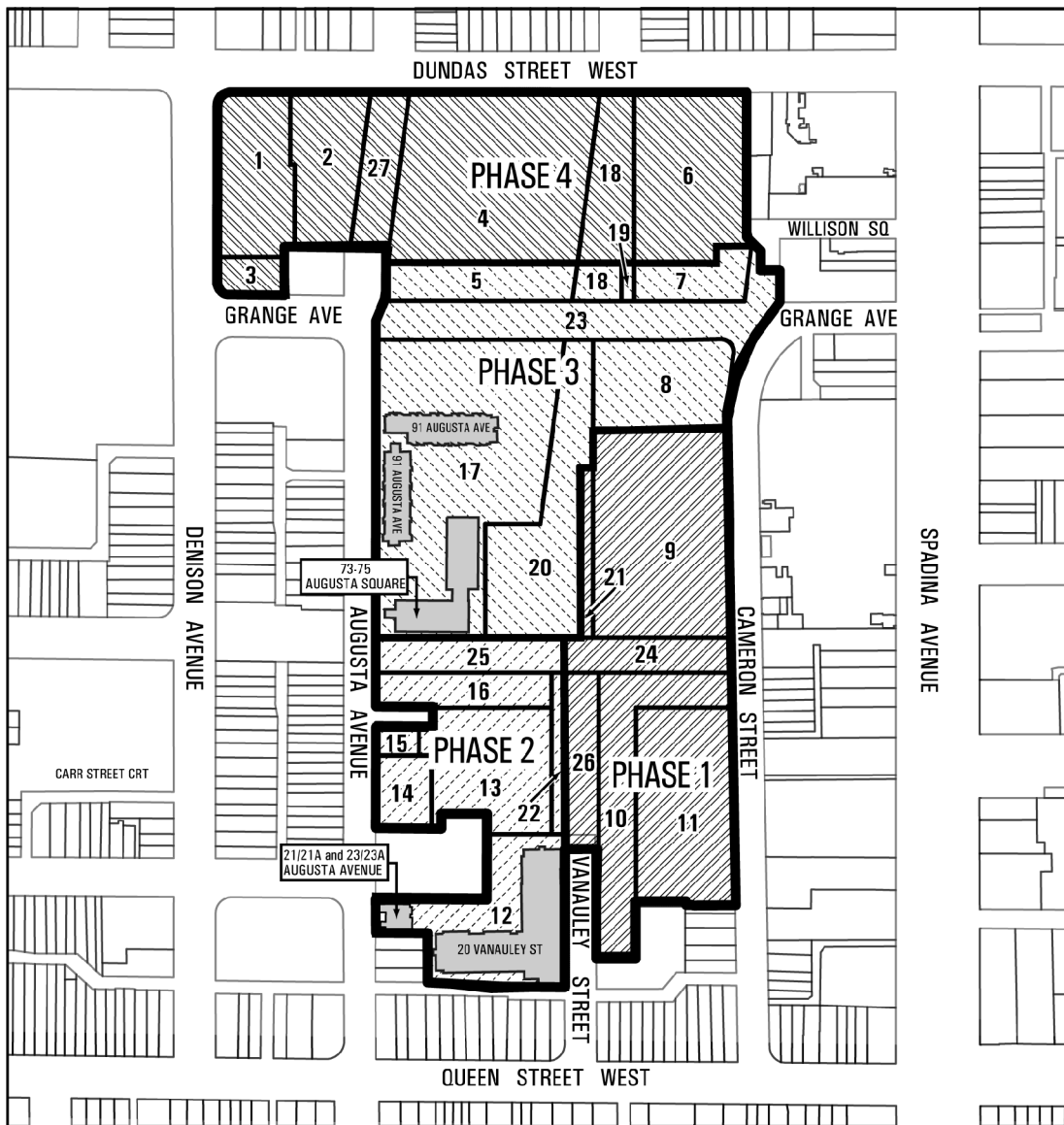
Map 1 of 3 shows the Alexandra Park Area Structure.



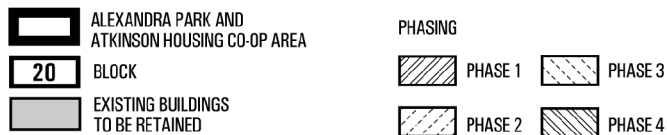
Map 1 of 3
Alexandra Park Area Structure



- ii. Phasing
Map 2 of 3 shows the Phasing for revitalization of the lands.



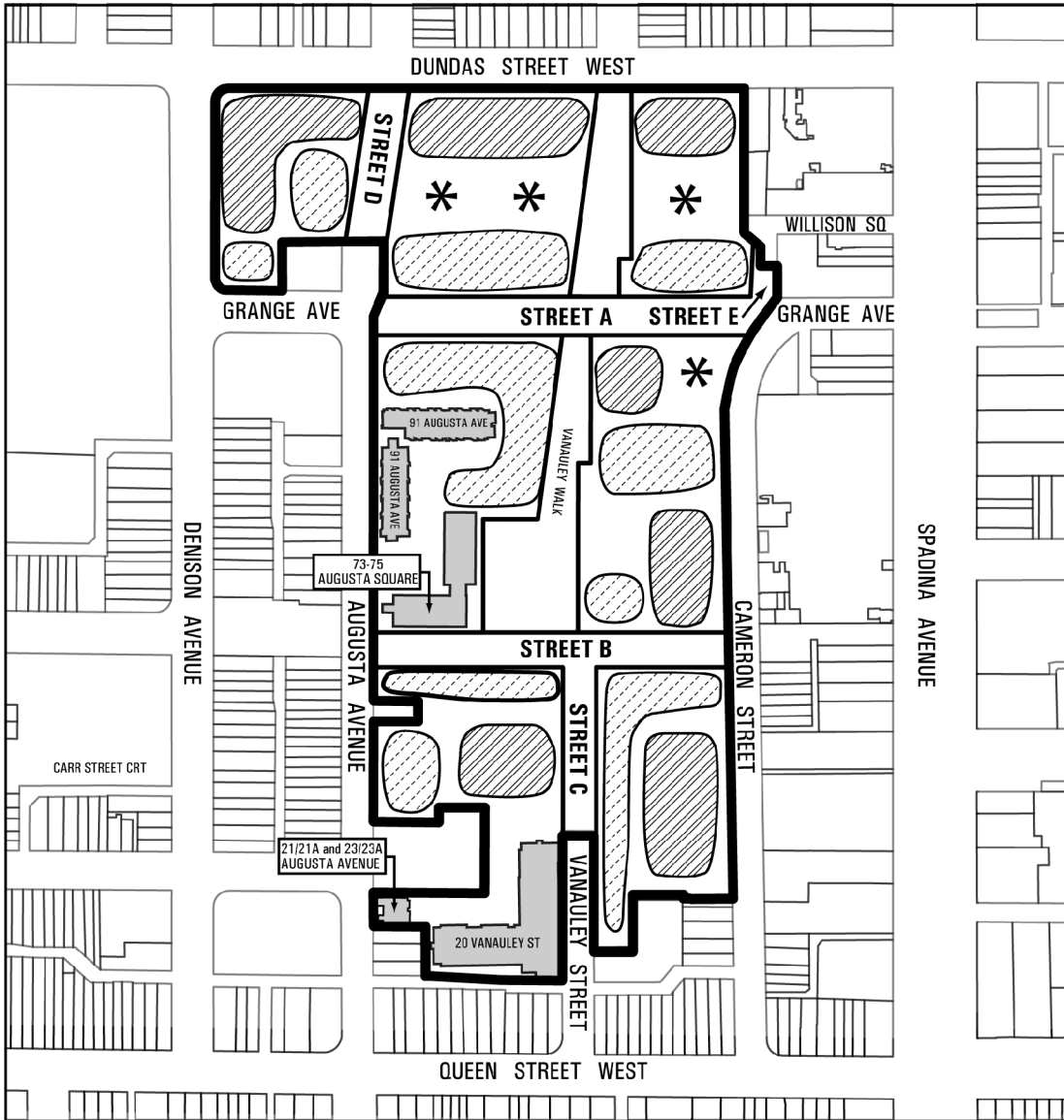
Map 2 of 3
Phasing




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05/28/2012

c) Built Form and Public Realm

i. Building Type Areas



Map 3 of 3
Building Type Areas



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05/28/2012

- 1) Tall Buildings (13-17 storeys)
 - a) Map 3 of 3 shows locations for tall buildings. These planned locations are intended to:
 - minimize shadow impacts on the public rights-of-way, public and private open spaces, including backyards of replacement townhouses;
 - generally be located away from and/or north of the low-rise buildings; and
 - achieve a 45 degree angular plane from Dundas Street West.
 - b) no tall building will have a tower floor plate in excess of 750 square metres; and
 - c) all tall buildings will have regard for the Design Criteria for Review of Tall Building Proposals (June 2006), as may be amended.

- 2) Mid-Rise Buildings (5-12 storeys)
 - a) Map 3 of 3 shows locations for mid-rise buildings. These planned locations are intended to:
 - provide a transition between tall and low-rise buildings; and
 - achieve a 45 degree angular plane measured from any point along the property line on Dundas Street West, 16 metres above grade; and
 - b) all mid-rise buildings will have regard for the Avenues and Mid-Rise Building Study (May 2010), as may be amended.

- 3) Low-Rise Buildings (1-4 storeys)
 - a) Map 3 of 3 shows locations for low-rise buildings. These planned locations are intended to:
 - be centred on and around the public park system, including the Community Recreation Hub; and
 - generally be situated south of and/or away from taller buildings to maximize light, view and privacy.
 - b) all low-rise buildings will have regard for Infill Townhouse Design Guidelines (January 2003).

- ii. Urban Design Guidelines
 - 1) Urban Design Guidelines for the lands will be adopted by Council and will, among other matters establish a context for co-ordinated development of the Area and will address:
 - a) Street and Block Pattern;
 - b) Built Form;
 - c) Building Heights;
 - d) Parks and Open Space;
 - e) Streetscape Design;
 - f) Sustainability;
 - g) Parking and Access;
 - h) Servicing; and
 - i) Phasing.

- 2) The Urban Design Guidelines will be used to:
 - a) guide development to implement the Official Plan and this Site and Area Specific Policy; and
 - b) evaluate applications for Plan of Subdivision, Consent, Site Plan Approval and any variances to the zoning by-law, as required.
 - 3) Development will have regard for Council-adopted urban design guidelines respecting the lands.
 - 4) No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the planned physical character of the lands.
- iii. Dundas Commercial Frontage
- 1) A majority of the Dundas Street frontage shown on Map 1 of 3 will consist of retail and mixed commercial uses on the ground floor.
 - 2) Development fronting on Dundas Street West will have regard for the Dundas Streetscape Study and Implementation Plan (July 2011), as may be amended.
- iv. Public Art
- 1) Public Art in the lands will contribute to the character of the neighbourhood by enhancing the quality of public spaces and places that are publicly accessible and visible. The art themes should express community heritage, identity and cultural diversity while creating a sense of place.
 - 2) The owner will prepare a District Public Art Plan for the lands to ensure that public art is provided in a co-ordinated manner to enhance and humanize the public realm, taking into consideration issues of public use, scale, coherence, visibility, safety and the urban design objectives of this Policy.
 - 3) A range of public art opportunities should be determined, some of which will encourage the participation of the local arts community and local artists.
 - 4) A minimum public art contribution for the revitalization will be based on one per cent of the gross construction cost of the revitalization's market component;
 - 5) The Atkinson Housing Co-operative and Toronto Housing Corporation units are exempt from the calculation of public art contribution.

d) Housing

i. Zero Displacement

- 1) The revitalization, including the replacement and refurbishment of social housing units, is based on the principle of zero displacement, which will allow tenants to remain on-site during the redevelopment process. This will be accomplished by:
 - a) a phasing process to ensure, where possible, new replacement social housing units are constructed and available for occupancy prior to the demolition of existing social housing units, enabling eligible tenants to move directly into new replacement units;
 - b) relocating eligible tenants required to vacate their existing social housing units due to redevelopment to existing vacant units on-site, until such time they are able to move into new replacement units on-site; and
 - c) permitting eligible tenants who choose to move off-site during the redevelopment process, to other units owned by the Toronto Community Housing, the right to return to new replacement social housing units within a reasonable time period.

ii. Townhouse Units

- 1) At least sixty-five per cent of the total social housing townhouse units will be replaced in townhouse forms, including row houses, back-to-back townhouses, stacked townhouses. Such townhouse forms will:
 - a) be limited to 4 storeys in height; and
 - b) provide private outdoor recreation space for each of the units.

iii. Large Sites Policy

- 1) Development will not be required to provide affordable housing in accordance with Policy 3.2.1.9(b) of the Official Plan.
- 2) Development of new affordable housing over and above the replacement social housing units, including affordable ownership and affordable rental housing, is encouraged in order to contribute to a full range of housing tenure and affordability.
- 3) The City will work together with all partners to assemble land and funding for development of new affordable housing.

iv. Large Household Units

- 1) Development of new housing suitable for households with children is encouraged. At least 15 per cent of the total number of dwelling units to be constructed will contain three or more bedrooms, comprised of a mix of publicly-owned replacement rental units and market condominium units.
- 2) Within the market condominium buildings, a minimum of 5 per cent of the units constructed in each building will contain three or more bedrooms.

Further options to facilitate a greater number of three-bedroom units beyond the 5 per cent are encouraged. These options may include the use of adaptable unit layouts to permit changes in the number of bedrooms and/or knock-out panels to allow for the potential merger of smaller units.

- v. Refurbishing Existing Apartment Buildings
 - 1) Map 1 of 3 identifies existing apartment buildings that are owned by Toronto Community Housing and managed by Toronto Community Housing and Atkinson Housing Co-operative, located at 20 Vanauley Street, 91 Augusta Avenue, 73-75 Augusta Square which in addition to a four plex at 21, 21a, 23, 23a Augusta Avenue comprises a total of 473 social housing units.
 - 2) As part of the revitalization, the three existing apartment buildings and four plex will undergo refurbishment during specific phases of revitalization, and such refurbishment will be secured in a Section 37 Agreement under the *Planning Act*.
- vi. Monitoring
 - 1) As redevelopment proceeds:
 - a) the City will monitor progress toward the provision of the replacement social housing units, units with rent geared to household income, and units with three or more bedrooms; and
 - b) replacement social housing will be constructed consistent with the pace of development of other housing.
- vii. Definitions
 - 1) Unless otherwise specified the housing policies of Section 3.2.1 of the Official Plan, including the housing definitions, will apply.

e) Transportation and Connectivity

- i. Transportation Demand Management
 - 1) Revitalization of the lands will be planned and designed to encourage walking, cycling, transit-use, and car-sharing as means to reduce the use of private automobiles.
- ii. Public Street Network
 - 1) New and existing streets and open spaces will provide an integrated network of routes for pedestrians to better access public transit.
 - 2) Vehicular access to the development blocks will be minimized, and shared access will be provided where feasible to reduce conflicts between pedestrian and automobiles and preserve the public realm space.
 - 3) Private driveways will be designed to appear and function as public street and to include amenities such as lighting, pedestrian space, accessibility needs and planting.

- iii. Vanauley Walk
 - 1) Map 1 of 3 shows a north-south pedestrian link connecting the Kensington neighbourhood to the north and the Queen Street West commercial area to the south through the lands. This pedestrian link is to be direct, connected, well-designed and publicly accessible.
 - iv. Pedestrians and Cyclists
 - 1) The street network will provide direct, convenient, safe, and attractive walking and cycling routes that connect important destinations in the lands and surrounding neighbourhoods
 - v. Parking
 - 1) On-street parking will be considered wherever appropriate to enhance street activity, provide a buffer between vehicular traffic and sidewalks, create a desirable pedestrian environment, and contribute to the land's parking supply.
- f) Parks and Open Space
- i. Public Parkland Provision
 - 1) Map 1 of 3 shows locations of planned public parks in the lands. The exact size and configuration of each park will be determined through the Plan of Subdivision and Zoning Amendment applications.
 - 2) Parks will have a high design standard, be well maintained, animated and safe. They will accommodate a full range of recreational experiences that includes both areas for active play and enjoyment of sports and entertainment and areas for quiet solitude and relaxation. These experiences will be provided in a comfortable setting during all seasons of the year.
 - 3) Upon the full redevelopment of the lands, including all of the phases shown on Map 2 of 3:
 - a) approximately 0.6 hectares of land will be dedicated to the City through the Plan of Subdivision approval process; and
 - b) a cash-in-lieu payment will be made for any deficiency in the required parkland dedication, as determined by the City.
 - 4) If required parkland is occupied for other uses or structures and cannot be conveyed and/or developed as a park until those uses are terminated or structures removed, then the parkland dedication requirements associated with a development application can be met if the owner of the lands to be conveyed as parkland enters into an agreement, pursuant to section 51 or 53 of the *Planning Act*, with the City to secure conveyance of the parkland, satisfactory to the City, at such a later time as the City may accept.

- 5) Until phase 4 is complete, townhouses are permitted on an interim basis on *Parks and Open Space Areas - Parks*.
 - 6) Surface parking areas are not permitted, except for temporary parking during construction of the revitalization.
- ii. Publicly Accessible Private Open Space
 - 1) Map 1 of 3 shows general locations of planned publicly accessible private open spaces on the lands. The exact size and configuration of open space will be determined and secured through one or more of the following processes: Site Plan Approval, Draft Plan of Subdivision or Zoning Amendment.
 - 2) Publicly accessible private open spaces will be provided and maintained at the finished ground level and accessible to members of the public year round.
- g) Community Services and Facilities
- i. Community Services and Facilities Implementation Plan
 - 1) To assess future requirements for additional services and facilities, a Community Services and Facilities Implementation Plan will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
 - 2) The purpose of the Implementation Plan will be to:
 - a) update the demographic profile of residents in the lands;
 - b) update inventories of existing facilities and services;
 - c) identify existing or new gaps in service provision;
 - d) re-evaluate community services and facilities priorities as they relate to both existing and anticipated growth;
 - e) update and review the status of facilities planned in association with previous development approvals;
 - f) identify appropriate locations and the timing for new community facilities that are proposed;
 - g) identify potential funding sources required to finance any required community services and facilities to the satisfaction of the Chief Planner; and
 - h) co-ordinate community services and facilities initiatives with key stakeholders to maximize resources.
 - ii. Community Recreation Hub
 - 1) Map 1 of 3 shows the general location of the planned Community Recreation Hub, which will include the following:
 - a) outdoor active recreation areas;
 - b) collective indoor amenity space for exclusive use and management of the Toronto Community Housing Corporation Alexandra Park tenants and Atkinson Housing Co-operative members, as required by the Zoning By-law; and

- c) additional indoor community space open and accessible to members of the public.
- 2) The Community Recreation Hub will be programmed, owned, and maintained by Toronto Community Housing Corporation and Atkinson Housing Co-operative.
- 3) The Community Recreation Hub is deemed to meet the requirements of Official Plan Policy 3.1.2.6 respecting indoor amenity spaces for the replacement social housing units.

h) Implementation Tools

- i. Zoning By-law Amendment
 - 1) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.
- ii. Holding (H) Symbol
 - 1) In order to appropriately sequence development within a phase and otherwise address the provisions of this Site and Area Specific Policy, any implementing Zoning By-law may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted that incorporates a Holding (H) symbol, it will specify both the uses of lands and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.
 - 2) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to the conditions identified in Official Plan Policy 5.1.2.2, conditions to be met prior to the removal of the holding provision may include:
 - a) submission of Detailed Context Plans, to the satisfaction of the Chief Planner;
 - b) submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner;
 - c) execution of a subdivision agreement satisfactory to the Chief Planner pursuant to section 51 of the *Planning Act*;
 - d) provision of tenant relocation and assistance satisfactory to the City;
 - e) periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the City;
 - f) submission of satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility;

- g) confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development.
- 3) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51, and 53, Section 118 restriction under the *Lands Title Act*, and the *City of Toronto Act*.
- iii. Draft Plan of Subdivision
 - 1) Development will not proceed within the lands without the approval by the City of a Draft Plan of Subdivision for the associated lands.
 - 2) Registration of Plan of Subdivision may occur in a phased manner corresponding to and consistent with the intent of this Site and Area Specific Policy and Zoning By-law for the lands.
 - 3) Division of land will be in conformity with this Site and Area Specific Policy and will create land parcels that facilitate development consistent with the intent of this Site and Area Specific Policy.
 - iv. Section 37 Agreement
 - 1) In addition to the policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act*, the following policies apply to the lands.
 - 2) The enactment of any implementing Zoning By-law for the lands that permits building heights provided for by this Site and Area Specific Policy may be withheld until the following are appropriately secured through an agreement pursuant to Section 37 of the *Planning Act*:
 - a) those housing matters set out in Section D of this Site and Area Specific Policy;
 - b) tenant relocation and assistance acceptable to the City;
 - c) needed improvements and renovations to the existing rental housing subject to the satisfaction of the Chief Planner;
 - d) Community Service and Facilities set out in Section G of this Site and Area Specific Policy;
 - e) above base parkland improvements set out in Section F of this Site and Area Specific Policy;
 - f) Public Art provision in accordance with Section F of this Site and Area Specific Policy; and
 - g) Construction Mitigation and Safety Plan, and Tenant Communication Strategy to the satisfaction of the Chief Planner.
 - 3) In determining further community benefits to be provided in return for any increases in height and density permissions in a zoning by-law, the following will be considered as priorities, though others may also be secured as appropriate:

- a) non-profit community services and facilities, including the acquisition of community service program space;
- b) non-profit childcare facilities;
- c) parkland acquisition and improvements;
- d) community gardening infrastructure; and
- e) acquisition of affordable housing units.

v. Detailed Context Plans

- 1) To assess and ensure the consistent and orderly development of the lands, Detailed Context Plans will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
- 2) The purpose of the Detailed Context Plans will be to demonstrate:
 - a) built form consistency for the specific phase of development in relation to the overall revitalization of the lands;
 - b) detailed Public Realm improvements for the active phase;
 - c) interim infrastructure required to accommodate the orderly development within an active phase; and
 - d) sequencing of servicing infrastructure, public streets, and private driveways for solid waste collection, emergency access, and other required technical issues.
- 3) The Detailed Context Plans will be used to assist in evaluating:
 - a) the conformity of the proposed developments with the relevant provisions of the Official Plan, this Site and Area Specific Policy and the Urban Design Guidelines; and
 - b) Site Plan Approval applications for review under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

vi. Urban Design Guidelines

- 1) Will have the intent and purpose as stated in Policy C(ii) above."

3. Map 29, Site and Area Specific Policies, is amended for the lands north of Queen Street West, bounded by Denison Avenue, Dundas Street West, and Cameron Street, as shown on the map above as Site and Area Specific Policy No. 383.

4. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
Grange Avenue Extension (Street A)	Augusta Avenue	Cameron Street
New East-West Link (Street B)	Augusta Avenue	Cameron Street
Vanauley Street Extension (Street C)	Vanauley Street	New East-West Link (Street B)
Augusta Avenue Extension (Street D)	Augusta Avenue	Dundas Street West
New North-South Link (Street E)	Willison Square	Grange Avenue Extension (Street A)