

111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road- Zoning By-law Amendment Application Preliminary Report

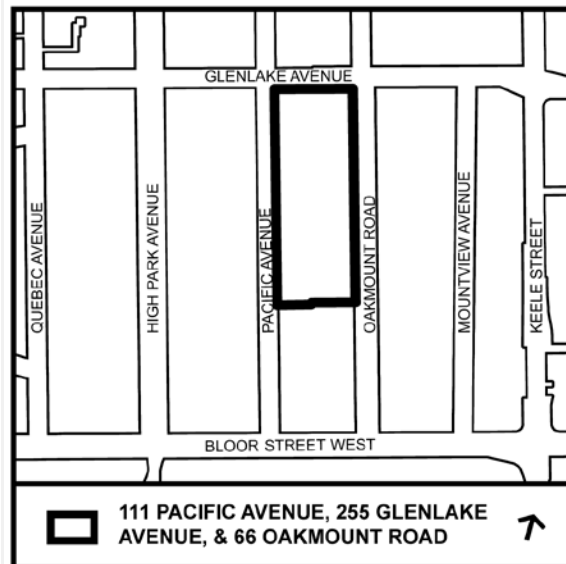
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| Date: | March 17, 2017 |
| To: | Etobicoke York Community Council |
| From: | Director, Community Planning, Etobicoke York District |
| Wards: | Ward 13 – Parkdale-High Park |
| Reference Number: | 16 269597 WET 13 OZ |

SUMMARY

This application proposes an infill development of purpose built rental dwelling units comprised of two blocks of 3 storey townhouses, one 33 storey apartment building with a 3 storey base and another apartment building of 29 storeys with an 8 storey base on the lands municipally known as 111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road.

The lands are currently developed with three rental apartment buildings ranging in height from 12 storeys to 23 storeys. The proposal would add 768 new rental units to the existing 750 rental units for a total of 1,518 dwelling units. The proposed development would maintain all existing on-site rental dwelling units. The proposal also includes 450 m² of retail floor space, which would result in a total floor area of approximately 113,100 m².

To accommodate the full build out, a total of 1,022 vehicle parking spaces, 1,028 bicycle parking spaces and 4 loading facilities are proposed, with approximately 1,900 m² of indoor and 3,235 m² of outdoor amenity space proposed.



A new 2 storey amenity pavillion would accommodate some of the indoor amenity space and programs.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process as well as recommendations to direct staff to conduct an area-based character study.

A community consultation meeting is recommended to be held in late April or early May, in consultation with the Ward Councillor, with a Final Report and related Public Meeting under the *Planning Act*, targeted for the second quarter of 2018.

This target assumes the findings of the area-based character study have been concluded as outlined in Recommendations 4 and 5 below, and that the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. Staff be directed to undertake an area-based character study for the *Apartment Neighbourhoods* designated lands located north of Bloor Street West, west of Keele Street, south of Glenlake Avenue and east of Gothic Avenue. This study is anticipated to result in a Site and Area Specific Policy (SASP) that will identify existing area characteristics, and provide guidance on appropriate infill opportunities and constraints. The study is not to include any lands fronting on Bloor Street West or any lands included in the Bloor West Village Avenue study, which is currently underway.
5. Staff be directed to report to Etobicoke York Community Council on the findings of the area-based character study and anticipated SASP no later than the second quarter of 2018, but prior to, or concurrent with, any Recommendation Report on any site-specific applications associated with individual development proposals in the study area.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been two developments approved within the recommended *Apartment Neighbourhoods* study area, since the year 2000, with one other proposal being recently submitted that is currently under review.

The lands at 70 High Park Avenue were the subject of site-specific applications (file no. TO CMB 2000 0017) that resulted in the development of a 21 storey building, at a Floor Space Index of approximately 6 times the area of the lot, containing approximately 169 dwelling units.

The other development is located at 51-77 Quebec Avenue and 40-66 High Park Avenue (Grenadier Square), which was approved by the Ontario Municipal Board. The City Council decision can be viewed through the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.CC55.12>

The corresponding staff report can be viewed at:

<http://www.toronto.ca/legdocs/mmis/2014/cc/bgrd/backgroundfile-72950.pdf>

The proposed development is currently under review through the site plan approval process (File No. 16 115443 WET 13 SA). The current proposal would result in two additional buildings at heights of 25 storeys (72 m) each, with a total of 1,187 dwelling units and having a Floor Space Index of approximately 4 times the area of the lot.

An application was also submitted in December 2016 that proposes the demolition of two blocks of rental townhouses and to eliminate four existing 2 bedroom rental apartment units, to facilitate the development of four new apartment buildings containing a total of 1,031 new rental dwelling units, and having building heights of 39, 34, 29 and 8 stories, on the lands municipally known as 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue (File No. 16 271597 WET 13 OZ). This application is currently under review.

Pre-Application Consultation

Pre-application consultation meetings were held on June 28, July 18 and August 25, 2016, to discuss complete application submission requirements and concerns regarding the proposed development related to the scale of intensification, number of buildings and related dwelling units, building heights, massing and overall density.

The proponent informed staff that a meeting with the residents of the Minto High Park Village, which is the existing group of buildings on the lands subject to this application, was held on November 1, 2016 to inform them of the proposed development.

A pre-application community consultation meeting was held on November 2, 2016 at the Lithuania House on Bloor Street West. The meeting was organized by the proponent to obtain feedback in advance of the formal application submission.

A summary of the proposed development presented to the public on November 2, 2016 and the application submission is as follows:

| | November 2, 2016 | Application Submission |
|--------------------------------------|--|--|
| No. of Buildings | 2 Apartment Buildings and 4 Blocks of 3 Storey Townhomes | 2 Apartment Buildings and 2 Blocks of 3 Storey Townhomes |
| No. of Storeys | 38, 34 | 33, 29 |
| No. of New Dwelling Units | 812 | 768 |
| Total Indoor Amenity | 1,711 m ² | 1,899 m ² |
| Total Outdoor Amenity | 2,625 m ² | 3,235 m ² |

The application was submitted on December 21, 2016. A notification of incomplete application was issued on January 11, 2017. Since this notice, all outstanding material related to the applications was submitted on February 21, 2017, and the application is now complete.

ISSUE BACKGROUND

Proposal

The proposed development consists of two blocks of 3 storey townhouses, a 33 storey apartment building with attached 3 storey townhouses, a 29 storey apartment building with an 8 storey base, and a new 2 storey amenity pavilion. Combined the new buildings would contain 768 rental units. The development would maintain the existing on-site buildings, with no proposed displacement of existing units or tenants (see Attachment 1: Site Plan).

The proposed 2 blocks of three storey townhouses would front on Glenlake Avenue, in front of the existing 23 storey apartment building municipally known as 255 Glenlake Avenue, with each block containing seven units for a total of 14 townhouses.

The building proposed to front on Pacific Avenue, immediately south of the existing 17 storey apartment building at 111 Pacific Avenue, would be 33 storeys (108.5 m) in height, contain 450 m² of grade-related retail space and have six 3 storey townhouse units attached to the north elevation forming part of the building base. The building would have an approximate building separation of 35.7 m from the existing building to the east at 66 Oakmount Road, and 35.7 m from the 111 Pacific Avenue building to the north. The proposed floor plate for the tower component of the new building is approximately 750 m².

A new building is also proposed to front on Oakmount Road, between the 12 storey apartment building at 66 Oakmount Road and south of the 23 storey building at 255 Glenlake Avenue. The building would be 29 storeys (94.4 m) in height, with a building base of 8 storeys and with an indoor amenity pavilion in the rear. This building would have an approximate floor plate area of 750 m² for the tower component, and would provide a 25.5 m separation distance from the apartment building to the north at 255 Glenlake Avenue, and over 28 m from the apartment building to the west at 111 Pacific Avenue.

As previously noted, the existing buildings on the lands would be retained, resulting in a total of 1,518 rental dwelling units on the site. The total amount of new floor area proposed is 58,939 m², for a total of 113,100 m², or a Floor Space Index of approximately 4.99 times the area of the lot. A summary of the proposed dwelling unit mix is as follows:

| | | | | |
|----------|-----------|-----------|-------------|-------|
| Bachelor | 1 bedroom | 2 bedroom | 3 + bedroom | Total |
| 101 | 946 | 431 | 40 | 1,518 |
| (6.7 %) | (62.3%) | (28.4%) | (2.6%) | |

The proposal would have approximately 1,900 m² of indoor amenity area and 3,235 m² of outdoor amenity area to serve both the existing and future residents of the buildings. A total of 1,022 parking spaces are proposed to accommodate on-site parking requirements, with a new private laneway proposed to link Pacific Avenue and Oakmount Road on the south end of the lands to provide access to the service area (see Attachment 5: Application Data Sheet).

Site and Surrounding Area

The lands are relatively flat and rectangular in shape, with an approximate area of 22,715 m², and approximate frontages of 91 m, 250 m and 248 m along Glenlake Avenue, Pacific Avenue and Oakmount Road, respectively.

The lands are generously landscaped and are developed with three apartment buildings containing 750 rental units, which are proposed to be retained, surface parking, an outdoor swimming pool and two levels of below-grade parking.

The following chart illustrates the existing conditions as reported by the applicant:

| Building | Height | Floor Area (m ²) | No. Units |
|--------------------|------------|------------------------------|------------|
| 66 Oakmount Road | 12 storeys | 12,552 | 171 |
| 111 Pacific Avenue | 17 storeys | 17,782 | 243 |
| 255 Glenlake Ave. | 23 storeys | 24,058 | 336 |
| Totals | | 54,392 | 750 |

Vehicle parking to serve the existing residents consists of 560 below grade parking spaces and 42 surface parking spaces. The Planning Rationale submitted by the applicant indicates that the underground parking garage could potentially accommodate up to 894 parking spaces, however, parts of the garage have deteriorated and become unusable.

The surrounding area is described below:

North: To the north of Glenlake Avenue are *Neighbourhoods* designated properties containing 2 and 3 storey dwellings. Lithuania Park is located northeast of the lands on the north side of Glenlake Avenue.

South: The lands abutting to the south contain a 17 storey rental apartment building municipally known as 22 Oakmount Road, followed further south by a recently

developed 14 storey mixed use building municipally known as 1830 Bloor Street West. Located south of Bloor Street West is High Pak.

West: On the west side of Pacific Avenue are five apartment buildings having heights ranging from 15 and 30 storeys. A portion of the lands on the west side of Pacific Avenue are the subject of a proposed development currently under review (File No. 16 271597 WET 13 OZ), which proposes four new apartment buildings at heights of 39, 34, 29 and 8 storeys, containing 1,031 new dwelling units and 1,795 m² of retail space.

Further west on the west side of High Park Avenue is a group of 4 apartment buildings ranging in heights from 19 to 21 storeys. As noted previously, these lands also have an OMB approval for two additional apartment buildings up to 25 storeys in height each.

East: The block on the east side of Oakmount Road contains three 16 storey apartment buildings and are designated *Apartment Neighbourhoods*. Abutting these buildings to the north and south are *Neighbourhoods* designated lands. On the east side of Mountview Avenue are more *Neighbourhoods* designated lands.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are designated *Apartment Neighbourhoods* on Map 18 – Land Use Plan in the Official Plan (see Attachment 3: Official Plan). *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail,

service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. The Plan includes criteria that direct the form and quality of development in this land use designation.

Apartment Neighbourhoods Policies

The Official Plan criteria to evaluate development in *Apartment Neighbourhoods* is set out in Policy 4.2.2 and Policy 4.2.3.

Policy 4.2.2 states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Policy 4.2.3 states that: "Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;

- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) consolidate loading, servicing and delivery facilities; and
- i) preserve or provide adequate alternative on-site recreational space for residents."

Healthy Neighbourhood Policies

The Healthy Neighbourhoods policies of the Official Plan (Policy 2.3.1.2) identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Also cited in the Healthy Neighbourhoods is Policy 2.3.1.3, which permits City Council to determine whether an area based study is required. This Policy states:

“Intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that *Neighbourhoods* are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.”

Built Form Policies

The development criteria in the *Apartment Neighbourhoods* and Healthy Neighbourhood policies are supplemented by additional development criteria in the Official Plan’s Built Form policies, including policies that specifically address tall buildings.

The Built Form policies, contained in Section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- be massed to define edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

Tall Building Policies

The Official Plan contains policies regarding tall buildings in the City (Policy 3.1.3). Tall buildings are identified as those whose height are greater than the width of the adjacent road allowance. The Plan limits these buildings to parts of the *Downtown*, *Centres* and other areas of the City such as *Apartment Neighbourhoods*. The tall building policies address in more detail where they should be located, how the buildings should be designed and identifies other key urban design considerations when considering a tall building proposal. Policy 3.1.3 also states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to addressing specific built form characteristics, the policy states that proposals for Tall Buildings must clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Heritage Policies

The in-force heritage conservation policies in Section 3.1.5 of the Official Plan require consideration to be given to the conservation and maintenance of heritage buildings. Developments adjacent to a property on the Heritage Register need to respect the scale, character and form of the heritage buildings and landscapes. The property at 70 High Park Avenue, which is located on the west side of High Park Avenue, one block west of the subject site, is designated as a heritage property by the City under section IV of the *Ontario Heritage Act*.

Natural Heritage Policies

The natural heritage policies in Section 3.4 of the Official Plan require all development in or near the natural heritage system to be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

Parkland Acquisition and Tree Preservation Policies

The Official Plan includes policies for parkland acquisition as well as criteria for the location and configuration of parks. In addition, the Official Plan contains policies that discourage tree removal and promote increasing the tree canopy coverage in the City.

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Housing Policies

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

Policy 3.2.1.5 states that for significant new development on sites containing six or more rental units, where existing rental units will be maintained, the existing units which have affordable and mid range rents will be secured as rental housing and any needed improvements and renovations to the existing rental housing may also be secured without the pass-through of such costs to tenants. The Official Plan indicates that Section 37 agreements may be used to secure any needed improvements to the existing rental building.

Under Policy 3.2.1.6, applicants proposing to demolish six or more residential rental units (except where all the rents are above the mid-range rent category) are required to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation and other assistance to lessen hardship.

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Zoning

The lands are zoned R2 Z2.0 (Residential District 2) in the former City of Toronto Zoning By-law No. 438-86. This zone permits a range of residential uses including detached and semi-detached houses, duplexes, townhouses, triplexes and apartment buildings to a maximum building height of 10 m and a maximum density of 2.0 times the area of the lot.

The lands are also zoned R (d 2.0) (x334) by the City-wide Zoning By-law No. 569-2013, which also permits a wide range of residential building typologies to a maximum density of 2 times the area of the lot and a maximum building height of 10 m. The zone also permits certain non-residential uses subject to use qualifiers (see Attachment 4: Zoning).

The lands are also subject to Prevailing By-law numbers 22318 and 171-67, which are the original By-laws adopted in 1964 and 1967, respectively, that permitted the existing development on the lands.

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City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The guiding performance standards will be used in the review of the proposed towers on the lands.

The City-wide Guidelines can be viewed at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses and the draft Townhouse and Low-Rise Apartment Guidelines will be considered in the evaluation of portions of the application.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has not been submitted.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A Tree Preservation Plan was submitted with the application and is currently under review by City staff.

Tenure

The applicant has advised that the proposed 768 new dwelling units would be rental in tenure. No existing rental units are proposed to be eliminated.

Reasons for the Application

An application to amend the Zoning By-law is required to permit new development on the lands currently zoned for the existing development. The proposed new buildings, building heights and overall site density, as well as other applicable zoning standards such as parking requirements and building setbacks are required. Other areas of non-compliance may be identified as a result of the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Planning staff have noted numerous concerns and significant issues to be resolved, both cited below in this report and during the pre-application consultation meeting with the applicant. The proposed development represents a significant amount of intensification for this apartment neighbourhood, which is heightened with the current approved development activity and additional development pressures being experienced in this area.

This report notes Official Plan Policy 2.3.1.3, which permits City Council to determine whether an area based study is required where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed.

Staff are of the opinion that the subject application, in conjunction with the application on the lands on the west side of Pacific Avenue and the approved development on the west side of High Park Avenue, represents significant intensification in this area. As such, staff are recommending that an area-based character study be undertaken in the *Apartment Neighbourhoods* lands bounded by Bloor Street West, Keele Street, Glenlake Avenue and Gothic Avenue to provide guidance on appropriate infill opportunities and constraints. This is reflected in Recommendations 4 and 5 of this report.

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report with Community Services and Facilities Study;
- High Park Apartment Neighbourhood Block Study;
- Urban Design Brief;
- Shadow Impact Analysis;
- Existing Rental Units Summary and Housing Issues Report;
- Urban Transportation Considerations Report;
- Environmental Noise Feasibility Study;
- Functional Servicing and Stage 1 Stormwater Management Report;
- Qualitative Pedestrian Level Wind Assessment;
- Arborist Report and Tree Preservation Plan;

- Toronto Green Standard Checklist;
- Architectural Plans;
- Landscape Plans;
- Heritage Letter;
- Geotechnical Investigation Report;
- Hydrogeological Investigation Report; and
- Natural Heritage Impact Study.

A Notification of Complete Application was issued on March 16, 2017, identifying the date of the application completeness as February 21, 2017.

Issues to be Resolved

Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with the PPS (2014) and Growth Plan for the Greater Golden Horseshoe;
- conformity with the City's Official Plan policies;
- evaluation of the proposal within the context of the emerging results and conclusions of the recommended area-based character study;
- height, scale and intensity of the proposed development and related impacts;
- compatibility and fit with the physical character and context of the area;
- providing appropriate separation distances between existing and proposed buildings to ensure appropriate levels of sunlight, skyview, privacy and high quality landscaped open space for outdoor amenity;
- shadowing impacts on buildings and amenities within the site as well as on adjacent streets and properties;
- wind impact on the pedestrian environment and surrounding amenity areas;
- adequacy of the proposed parking and loading supply;
- the appropriateness of the locations of the proposed access and servicing arrangement for this site;
- conformity with the Criteria for Tall Building Proposals performance standards;
- conformity with appropriate components of the Infill Townhouse Guidelines;
- the adequacy and appropriateness of the proposed indoor and outdoor amenity space and access to these amenities for both existing and future residents;
- identification and securing of improvements and/or renovations to the existing rental building;
- securing existing rental housing units within the existing buildings;
- provision of an acceptable Tenant Consultation Strategy and Construction Mitigation Plan;
- review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards; and
- identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased height and density, should the application be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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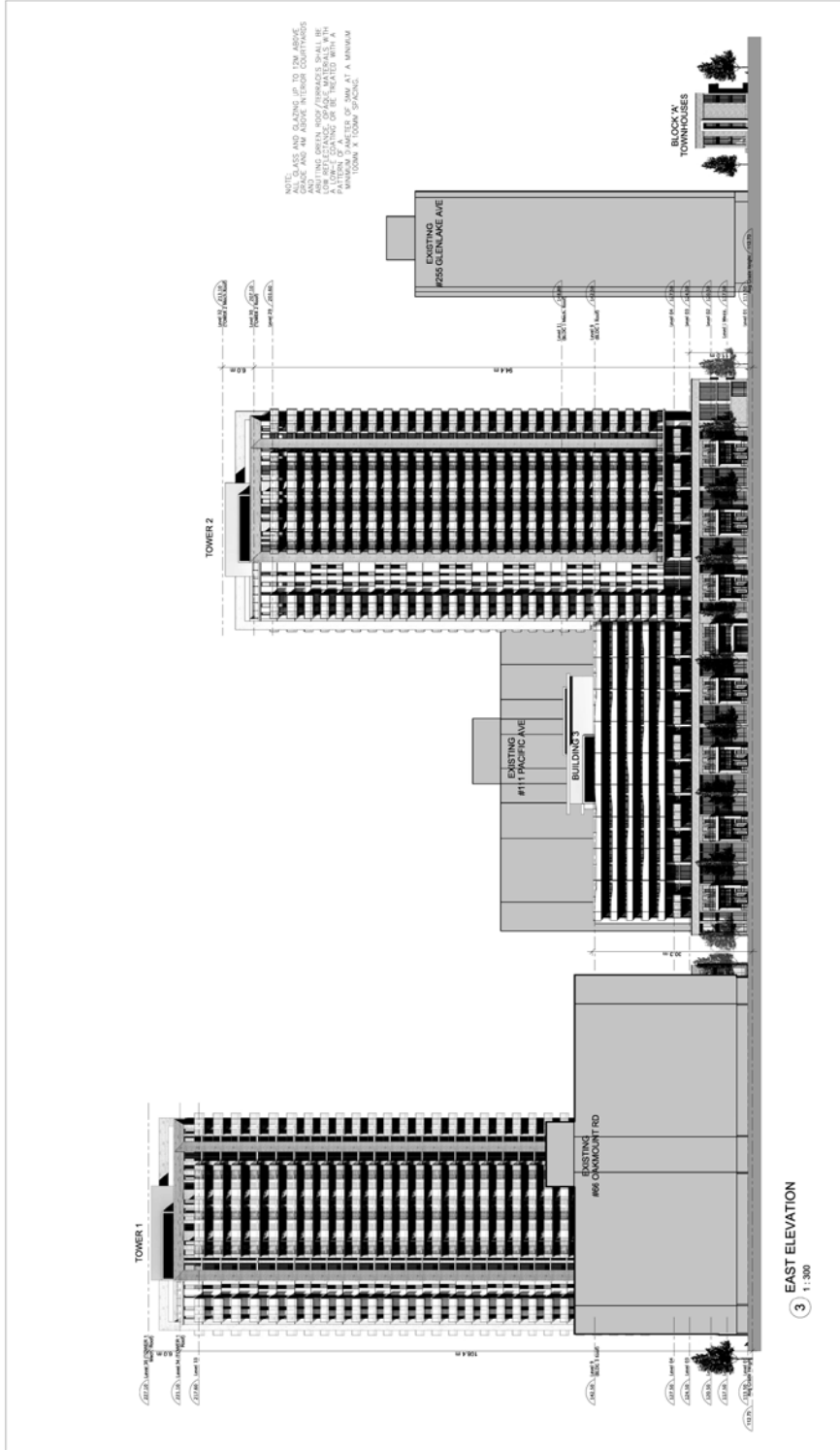
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Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 2: Elevations

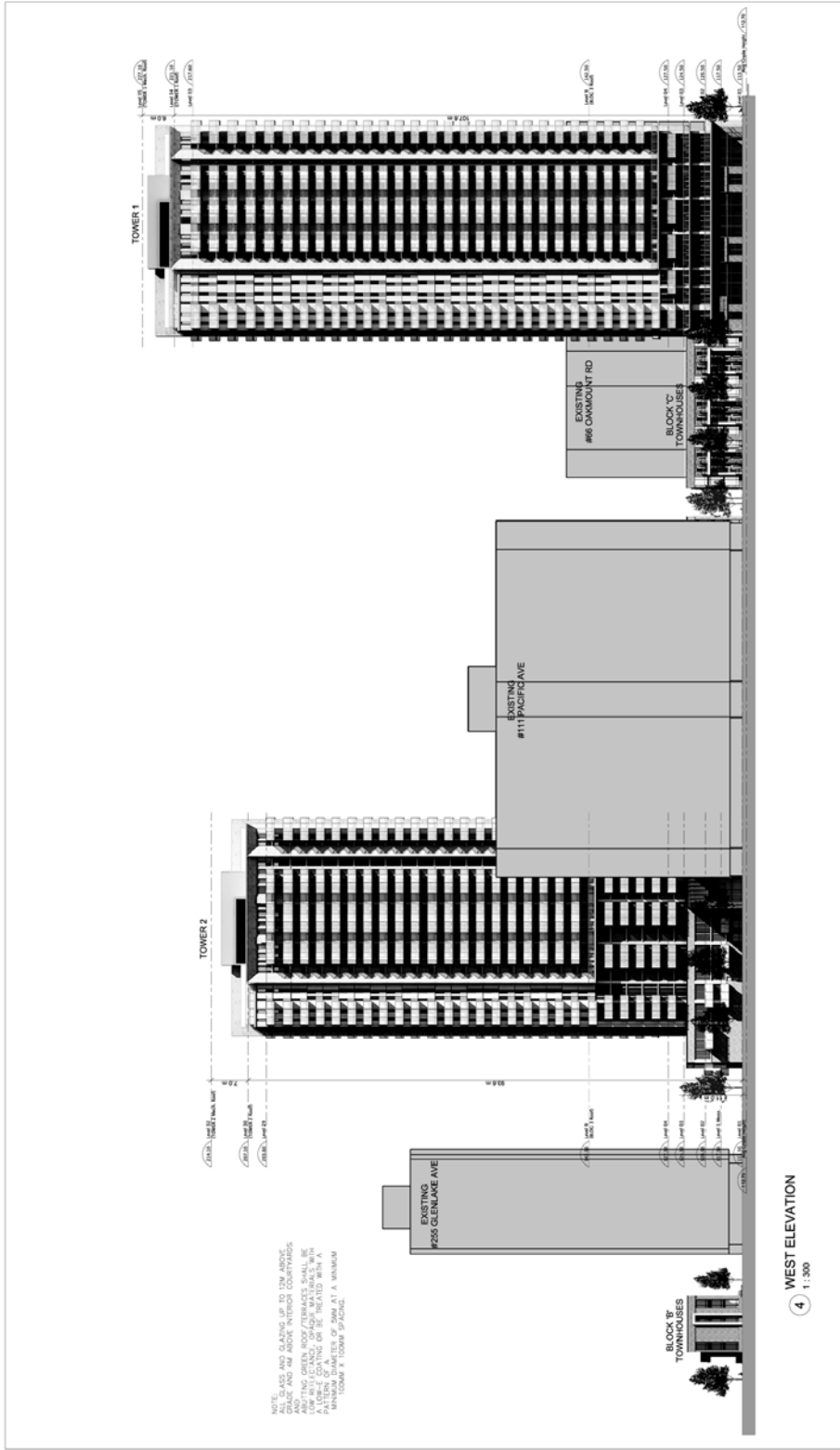


East Elevation
111 Pacific Avenue, 255 Glenlake Avenue,
and 66 Oakmount Road

Applicant's Submitted Drawing

Not to Scale
 03/07/2017

File # 16 269918 WET 07 02

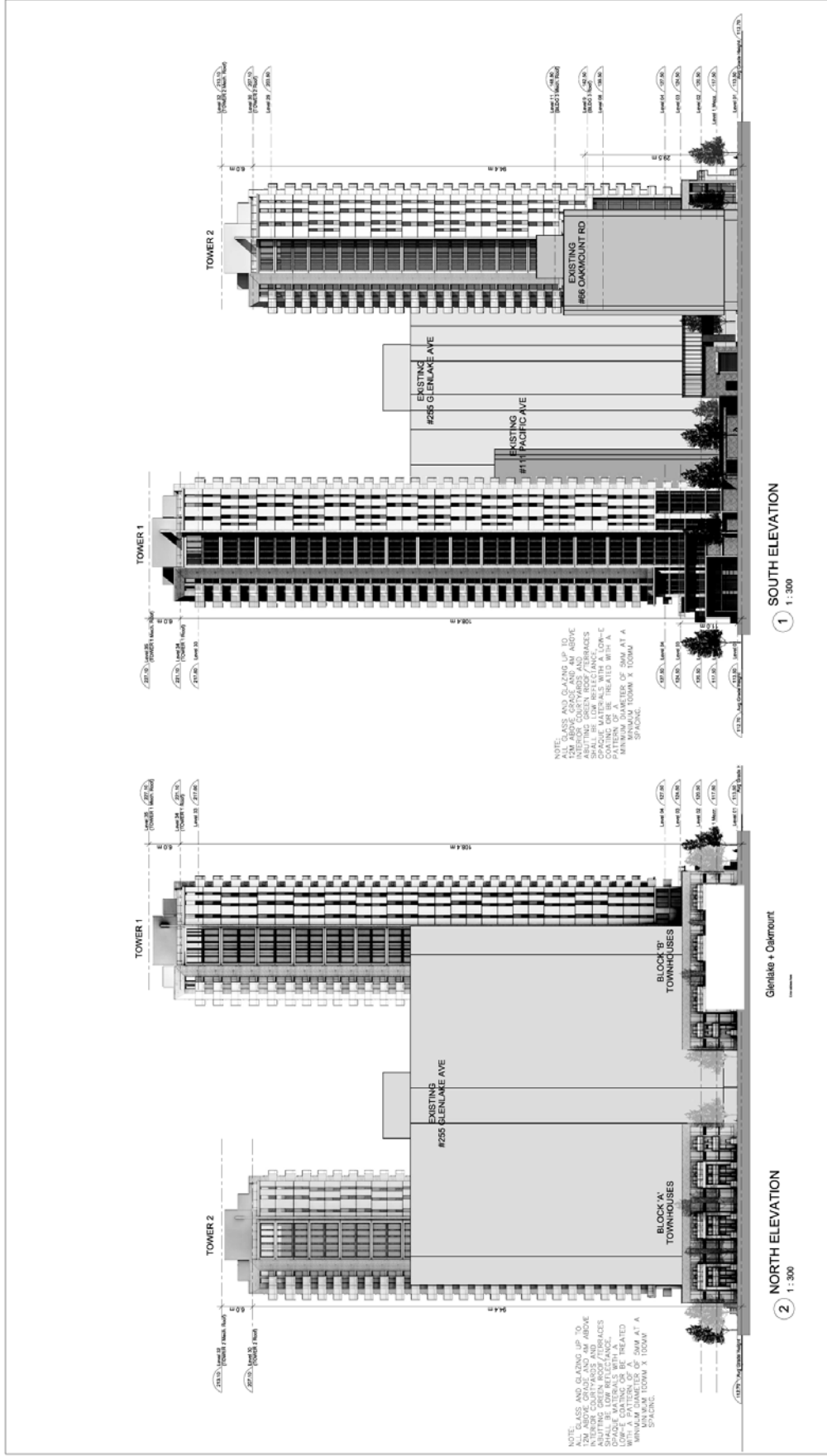


West Elevation
 Applicant's Submitted Drawing

Not to Scale
 03/07/2017

111 Pacific Avenue, 255 Glenlake Avenue,
 and 66 Oakmount Road

File # 16 269918 WET 07 0Z



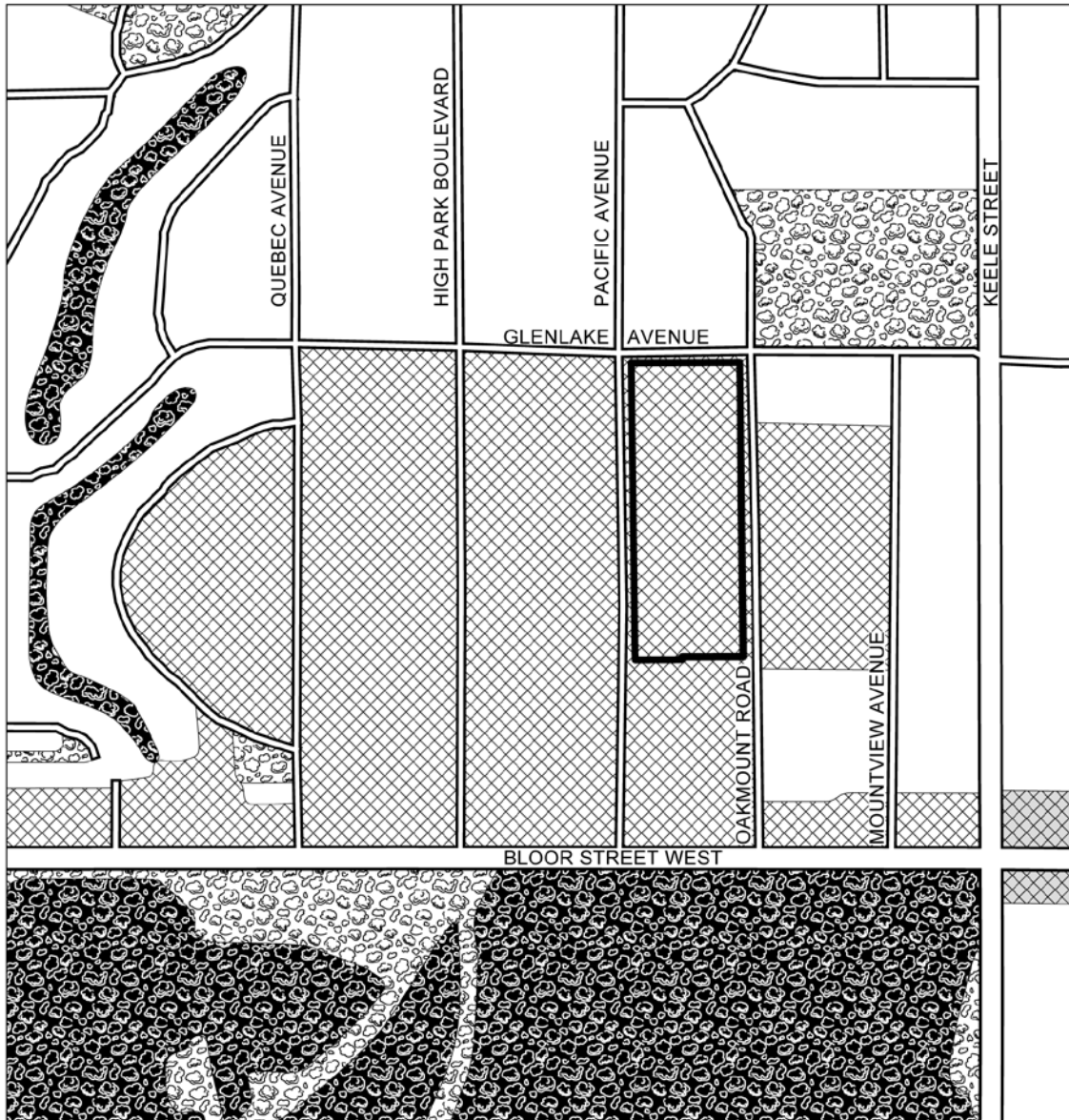
111 Pacific Avenue, 255 Glenlake Avenue, and 66 Oakmount Road

File # 16 269918 WET 07 0Z

North & South Elevations Applicant's Submitted Drawing

Not to Scale
03/07/2017






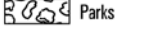

Attachment 3: Official Plan



TORONTO
 Extract from Official Plan

111 Pacific Avenue, 255 Glenlake Avenue,
 and 66 Oakmount Road

File # 16 269597 WET 13 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |

↑
 Not to Scale
 03/07/2017

Attachment 5: Application Data Sheet

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| Application Type: | Rezoning | Application Number: | 16 269597 WET 13 OZ |
| Details: | Rezoning, Standard | Application Date: | December 21, 2016 |

Municipal Address: 111 PACIFIC AVENUE, 255 GLENLAKE AVENUE AND 66 OAKMOUNT ROAD

Location Description: PL 1486 LTS 1 TO 21 PL 553 PT LTS 10 TO 26 << STRUCTURE ADDRESS FOR 66 OAKMOUNT RD **GRID W1308

Project Description: This application proposes to amend the Zoning By-laws to permit two blocks of 3-storey townhouses, one 33 storey apartment building, one 29 storey apartment building, and a new 2 storey amenity pavillion, to be added to the lands currently developed with three existing residential rental buildings ranging in heights from 12 to 23 storeys.

| | | | |
|-------------------|-----------------------|-----------------------------|-------------------|
| Applicant: | Agent: | Architect: | Owner: |
| John Huffman | Minto Properties Inc. | Hariri Pontarini Architects | M PARK PLACE CORP |

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------------------------|--------------------------|------------------|
| Official Plan Designation: | Apartment Neighbourhoods | Site Specific Provision: | 22318 and 171-67 |
| Zoning: | R2 (By-law 438-86) and R (569-2013) | Historical Status: | |
| Height Limit (m): | 10 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|---------|---------|-----------------|--------------|
| Site Area (sq. m): | 22,716 | Height: | Storeys: | Up to 33 |
| Frontage (m): | 250.7 | | Metres: | 109 m |
| Depth (m): | 91 | | | |
| Total Ground Floor Area (sq. m): | 0 | | | Total |
| Total Residential GFA (sq. m): | 112,651 | | Parking Spaces: | 1,022 |
| Total Non-Residential GFA (sq. m): | 451 | | Loading Docks | 4 |
| Total GFA (sq. m): | 113,102 | | | |
| Lot Coverage Ratio (%): | | | | |
| Floor Space Index: | 4.98 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | | | Above Grade | Below Grade |
|--------------|--------|----------------------------------|-------------|-------------|
| Tenure Type: | Rental | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 112,651 | 0 |
| Bachelor: | 101 | Retail GFA (sq. m): | 451 | 0 |
| 1 Bedroom: | 946 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 431 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 40 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 1,518 | | | |

| | | |
|-----------------|----------------------|---|
| CONTACT: | PLANNER NAME: | Philip Carvalino, Senior Planner |
| | TELEPHONE: | 416-394-8233 |