

**470, 490 and 530 Wilson Avenue - Zoning Amendment and Rental Housing Demolition and Conversion Applications - Preliminary Report**

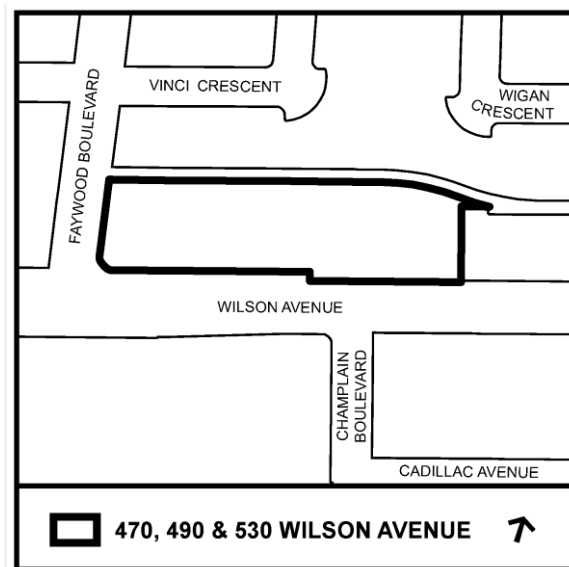
<b>Date:</b>	January 31, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	16 270444 NNY 10 OZ

**SUMMARY**

This application proposes to amend the zoning by-law to permit a 13-storey condominium building (353 units), a 12-storey rental apartment building (158 units) and two stacked townhouse buildings (112 units) on the site located at 470, 490 and 530 Wilson Avenue. The proposed redevelopment includes a three level underground parking garage with a total of 559 parking spaces and 5 surface parking spaces. The proposal also includes the demolition of a four-storey commercial office building and two four-storey residential rental buildings that contain a total of 110 rental units. The applicant has also filed a Rental Housing Demolition application (File No. 16 270452 NNY 10 RH).

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.

A final report and public meeting under the Planning Act will be scheduled following community consultation and the resolution



of the outstanding issues, and provided the applicant provides all required information in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 470, 490 and 530 Wilson Avenue 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.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on November 2, 2016 to discuss complete application submission requirements as well as other issues including:

- appropriateness of the height of the condominium and rental apartment buildings in relation the front and rear angular planes as identified in the midrise building guidelines and performance standards;
- concern with the overall density of the proposal;
- appropriateness of stacked townhouses at the rear of the site;
- concern with shadowing on the adjacent *Neighbourhoods* area and on-site courtyard and outdoor amenity areas;
- concern with the building massing and the length of the apartment buildings along Wilson Avenue;
- replacement of the residential rental units proposed to be demolished;
- replacement of the existing office space at 530 Wilson Avenue; and
- need for non-residential ground floor uses and landscaping that animate Wilson Avenue

## **ISSUE BACKGROUND**

### **Proposal**

The Zoning By-law amendment application proposes to permit the redevelopment of the properties at 470, 490 and 530 Wilson Avenue. The site currently contains two walk-up rental apartment buildings located at 470 and 490 Wilson Avenue with a total of 110

residential rental units. The property at 530 Wilson Avenue is currently occupied by a 4 storey office building.

The applicant is proposing to amend the zoning by-law to permit a 13 storey condominium apartment building (Building A) with 353 residential units, a 12 storey rental apartment building (Building B) with 158 residential units, and two stacked townhouse buildings with a total of 112 residential units. The condominium and rental apartment buildings would be located along Wilson Avenue. The two stacked townhouse buildings would be located at the rear of the site behind the proposed apartment buildings. There would be a courtyard located between the apartment buildings and the stacked townhouse buildings.

The proposal also includes 564 parking spaces (491 residential and 73 visitor spaces). All parking would be located in a three level underground parking garage with the exception of five surface parking spaces. Vehicular access to the site would be located on Wilson Avenue. The applicant is not proposing access to the site from the 6.1 metre unopened publicly-owned laneway immediately north of the site.

The demolition of the existing residential rental apartment buildings at 470 and 490 Wilson Avenue is required to facilitate the proposed development. The Housing Issues Report submitted with the development application indicates 101 of the 110 rental units currently on the site are considered affordable. All rental units will be required to be replaced with units of similar type and size with similar rents. The applicant has filed a Rental Housing Demolition application and is proposing to replace the 110 residential rental units that currently exist on the site. The rental replacement units are proposed to be located in Building B.

### **Building A**

The proposed condominium apartment building would be rectangular in shape and located at the corner of Faywood Boulevard and Wilson Avenue. It would have an overall height of 13 storeys (39.2 metres) including an internal mechanical penthouse. Building A would contain indoor residential amenity area as well as non-residential uses including retail, commercial, office and service use on the ground floor. The outdoor amenity area would be located immediately north of the building in a ground-level courtyard. Pedestrian access to the non-residential uses would be from 3 entry points along Wilson Avenue. Pedestrian access for the residential lobby would be from Wilson Avenue with a secondary access on Faywood Boulevard.

### **Building B**

The proposed L-shaped residential rental apartment building would be located east of Building A and rise to a height of 12 storeys plus a mechanical penthouse (34.2 metres, 37.1 metres including mechanical penthouse). At the east end of the proposed building there is a north-south oriented wing that steps down from 12 storeys to 9 and again to 6 storeys toward the rear of the site. Building B is proposed to include amenity area for residents as well as non-residential uses on the ground floor. The outdoor amenity area

would be located at ground level immediately north of the building with a separate amenity area east of the building. The applicant is proposing two pedestrian access points for the non-residential uses on Wilson Avenue. Pedestrian access to the residential lobby would also be from Wilson Avenue. There would be a 15.5 metre separation between Buildings A and B which would be used for a single common driveway access to/from Wilson Avenue. This driveway would provide access to the parking and loading areas for all components of the proposal including the condominium building, the rental building, the stacked townhouses and the retail uses.

**Stacked Townhouse Buildings**

The applicant is proposing two stacked townhouse buildings at the rear of the site. The buildings would be 4.5 storeys in height (13.26 metres) including the access to the private rooftop amenity areas. They would be separated by a 3.53 metre walkway which would also contain exit stairs for the underground garage and short-term bicycle parking. Residential access to the stacked townhouses would be from a walkway in the courtyard located within the site with access to Faywood Boulevard.

**Affordable Housing**

The Planning Rational Report submitted in support of this development application indicates that the Owner of the site is interested in providing at least 50 affordable units within the residential condominium building and the stacked townhouses in collaboration with the City’s Affordable Housing office and any other departments which may advance this initiative.

Further information about the proposal is as follows:

**Overall Proposal**

Total Site Area	10,027 m <sup>2</sup>
Total Residential GFA	41,345 m <sup>2</sup>
Total Non-Residential GFA	669.3 m <sup>2</sup>
Floor Space Index	4.57 times the site area
Number of Underground Parking Levels	3
Total Number of Parking Spaces	564 (491 residential, 73 visitor) – shared between all buildings
Total Number of Bicycle Parking spaces	646
Total Number of Loading spaces	2
Total Indoor Amenity Area	1,231.3 m <sup>2</sup>
Total Outdoor Amenity Area	1,423 m <sup>2</sup>

## Individual Building Statistics

	Building A – 13 Storey Residential Condominium	Building B – 12 Storey Residential Rental	Stacked Townhouses
Residential Gross Floor Area	20,376.7 m <sup>2</sup>	10,095 m <sup>2</sup>	10,874 m <sup>2</sup>
Non-residential Gross Floor Area	451.3 m <sup>2</sup>	218 m <sup>2</sup>	0
Height	13 storeys (39.2 m)	12 (37.1m)	4 storeys (13.26 m)
First Floor Height	4.5 m	4.5 m	NA
Building Dimensions	123 m east-west 15.141m north-south	46.275 m east- west 33.941 m north-south	West Building 66.187 m east- west 17.175 m north-south  East Building 88.132 m east-west 17.175 m north-south
# of Residential Units	353 1 bdrm: 60 (17%) 2 bdrm: 292 (83%) studio : 1 (0.3%)	158 1 bdrm: 93 (59%) 2 bdrm: 65 (41%)	112 2bdrm: 112 (100%)
Building setbacks to adjacent property lines	North: NA South: 0 East: NA West:1.5 – 3m (approximately)	North: NA South:1.44 East: 5.575 m West: NA	North: 1-1.5 m South: NA East: 32.253 m West:2.682 – 5.25 m (approx.)
Distance from Curb to Building face at Ground level along Wilson Avenue	9.5 – 11 m (approx)	11 m approx	NA
Indoor Amenity Space	831 m <sup>2</sup>	399.6 m <sup>2</sup>	0
Outdoor Amenity Space	820 m <sup>2</sup>	603 m <sup>2</sup>	0

## Site and Surrounding Area

The site is flat and rectangular in shape. It has a frontage of 199 metres, a depth of 49.6 metres and a total area of 10,027 square metres. The site is comprised of 3 properties including 470, 490 and 530 Wilson Avenue. The properties at 470 and 490 Wilson Avenue each contain a 4 storey residential rental apartment building. Each building contains 55 residential units for a total of 110 residential rental units on the site. The

Housing Issues Report submitted with the development application indicates 101 of the 110 rental units currently on the site are considered affordable. The property at 530 Wilson Avenue contains a 4 storey office building with 351 square metres of retail uses on the ground floor and 1,878 square metres of office uses above. All parking for the existing buildings is provided at grade and located generally along the north, east and west sides of the existing residential buildings and to the north and east of the existing office building.

North: There is a 6.1 m wide unopened city-owned lane extending across the entire North boundary of the subject lands. Immediately to the north of the public lane is the rear lot line of single detached dwellings located on the south side of Vinci Crescent.

South: The entire site fronts onto Wilson Avenue. On the south side of Wilson Avenue is the Gramercy Park residential condominium building with commercial uses on the ground floor. The building is comprised of a 6 storey base building that rises to 9 storeys at the east end and 12 storeys at the west end of the site. The Champlain Apartments, a 5 storey building at 495 Wilson Avenue is located directly across from the central portion of the subject lands on the south side of Wilson Avenue.

East: Immediately to the east on Wilson Avenue is a 2 storey commercial building with front and rear yard surface parking areas. Adjacent to the commercial building are two, 3 storey walk-up apartments. Further to the east, at the northwest corner of Allingham Gardens and Wilson Avenue is an automotive repair and sales facility.

West: Faywood Boulevard is located along the west property line of the subject site. At the northwest corner of Wilson and Faywood Boulevard is a 3 storey apartment building.

## **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; 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; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, 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 subject site is located within an *Avenues* designation on Map 2 – Urban Structure of the Official Plan and within a *Mixed Use Areas* designation on Map 16 – Land Use Plan. The site is located immediately south of an area with a *Neighbourhoods* land use designation.

## **Chapter 2 – Shaping the City**

### **Section 2.2.3 Avenues: Reurbanizing the Arterial Corridors**

The subject site is located on an *Avenue* on Map 2 – Urban Structure in the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment.

A framework for change is to be tailored to the situation of each *Avenue* through a local Avenue Study that will contain a vision and implementation plan that will set out:

- investments in community improvements by public agencies or public/private partnerships including streetscape improvements, transportation improvements, parks and open spaces, and upgraded water or sewer infrastructure; and
- contextually appropriate as-of-right zoning and other regulations designed to achieve high quality development along the *Avenue* which includes: permitted uses and maximum density and height limits; appropriate massing, scale, siting and organization of buildings; appropriate scale transitions to adjacent areas; and transit-supportive measures such as minimum development densities; maximum and minimum parking standards; and restrictions on auto-oriented retailing and services.

An Avenue Study for the portion of Wilson Avenue from Bathurst Street in the east to Keele Street in the west, including the subject site, was completed in 2007 (Official Plan Amendment 1). The purpose of Official Plan Amendment 1 is to reduce the right-of-way width of portions of Wilson Avenue from 36 metres to 33 metres. The eastern most portion of the subject lands is subject to the reduced right-of-way width provisions of OPA 1.

The study also resulted in the implementation of Zoning By-law 1147-2007 which changed the zoning of the site from C1 – General Commercial Zone to AV – MU – Avenues Mixed Use Zone. This zoning allows for residential, commercial and institutional uses, a maximum height of 8 storeys and 24 metres with a density of 2 times the site area.

## **Chapter 2 – Shaping the City**

### **Section 2.3.1 Healthy Neighbourhoods**

This section of the Official Plan contains policies that specifically address the relationship between *Neighbourhoods* and areas with other Official Plan designations in order to ensure development is sensitive to the physically stable areas within the *Neighbourhoods* designation. Policies in this section require development in *Mixed-Use Areas* that are adjacent or close to *Neighbourhoods* to be:

- compatible with those *Neighbourhoods*;
- provide a gradual transition of scale and density, as necessary to achieve the objective of the Official Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*; and
- maintain adequate light and privacy for residents in those *Neighbourhoods*.

## **Chapter 3 – Building a Successful City**

### **Section 3.1.2 Built Form**

The Official Plan requires new development to be massed and its exterior façade to be designed to fit harmoniously into its existing and/or planned context, and limit impact on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.

### **Section 3.2.1 Housing**

The Official Plan policies address the need to preserve and increase the City's supply of rental and affordable housing. The site of the proposed development contains 110 residential rental units. Policies in Section 3.2.1 of the Official Plan provide that new development, that would have the effect of removing six or more rental units, will not be approved unless the same number, size and type of rental housing units are replaced and maintained with similar rents. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

## **Chapter 4 – Land Use Designations**

### **Section 4.5 Mixed Use Areas**

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.



Development proposals in *Mixed Use Areas* are evaluated to ensure they:

- provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale *Neighbourhoods*;
- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

### **Official Plan Amendment 231**

OPA 231 was adopted by Council on December 18, 2013. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations and contains new policies with respect to office replacement in transit-rich areas. OPA 231 was approved by the Minister of Municipal Affairs and Housing on July 9, 2014 and portions of the amendment are under appeal at the Ontario Municipal Board. These include:

- **3.5.1 Policy 6:** "New office development will be promoted in *Mixed Use Areas and Regeneration Areas* in the *Downtown and Central Waterfront and Centres*, and all other Mixed Use Areas, Regeneration Areas and Employment Areas within 500 metres of an existing or approved and funded subway, light rapid transit or GO stations. Secondary Plans and Site and Area Specific Policies ..."
- **3.5.1 Policy 9:** "New development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes where the property is located in a Mixed Use Area or Regeneration Area within:
  - a) the Downtown and Central Waterfront;
  - b) a Centre; or
  - c) 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station.

Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site, prior to or concurrent with the

residential development. The second site will be within a Mixed Use Area or Regeneration Area in the Downtown and Central Waterfront; within a Mixed Use Area or Employment Area in the same Centre; or within 500 metres of the same existing or approved and funded subway, light rapid transit or GO train station."

Although not in full force and effect, OPA 231 represents Council's long-term land use planning policy direction. Council's direction is relevant but not determinative in terms of the OP policy framework for this site.

530 Wilson Ave is designated Mixed Use Areas, is within 500 metres of an existing TTC subway station, and accommodates existing office space.

## **Zoning**

The subject site is zoned AV-MU Avenues Mixed Use Zone under the former City of North York zoning by-law 7625. This zoning permits a variety of residential, commercial and institutional uses including apartment house dwellings, live work units, retail uses, service shops and a community centre. The maximum permitted height is 8 storeys and 24 metres and the maximum permitted density is 2 times the site area. The zoning also requires all buildings and structures to maintain a 45 degree angular plane from any lot line abutting an R – Residential zone. Where a public laneway abuts the site the laneway may be included for the purposes of establishing the 45 degree angular plane.

This site is not subject to City-wide zoning by-law 569-2013.

## **Mid-Rise Building Performance Standards**

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

The *Avenues* and Mid-Rise Buildings Study identifies a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of Performance Standards for new mid-rise buildings and identifies areas where the Performance Standards should be applied.

The Performance Standards assist in the implementation of Official Plan policies for *Avenues* and *Mixed Use Areas*, ensuring among other matters, quality and comfortable streetscapes along the *Avenues*, which are to be framed and defined by buildings that allow for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21; streetwall stepbacks, which mitigate the pedestrian perception of building height along the street; and an acceptable relationship between mid-rise buildings and the adjacent *Neighbourhoods* and *Parks and Open Space Areas*, which the Official Plan policies are explicit in their intent to protect through appropriate transitions. The

Performance Standards provide guidance about the size, shape and quality of mid-rise development and are intended to respect Section 2.3.1 of the Official Plan.

### **Mid-Rise Building Performance Standards: Addendum**

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable.

Among other matters, the Addendum provides clarification regarding use of the Guidelines within Secondary Plan Areas, as well as specific land use and street frontage criteria which must be met prior to applying the Performance Standards to mid-rise proposals not located on an *Avenue*.

The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as City Council considers and adopts updated Mid-Rise Building Design Guidelines. Refer to the Council Decision <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

The Addendum will be considered together with the Mid-Rise Building Performance Standards in the evaluation of the application.

### **Urban Design Guidelines for Townhouses and Low-Rise Apartments**

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/](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?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

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

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

### **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted but will be required.

### **Tree Preservation**

The applicant has submitted an arborist report indicating the proposed development will require the removal of 17 city-owned trees and 4 privately owned trees with a diameter of 30 cm or more and subject to the Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for review.

### **Rental Housing**

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 cannot be appealed to the Ontario Municipal Board.

### **Reasons for the Application**

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 8 storeys and 24 metres to 13 storeys and 39.2 metres, to increase the maximum permitted density from 2 times the area of the site to 4.57 times the area of the site and to establish the appropriate development standards.

The applicant has submitted an application for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain more than six residential rental units.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Architectural Plans
- Landscape Plans
- Transportation Impact Study;
- Functional Servicing Report and Stormwater Management Report;
- Arborist Report;
- Geotechnical Report;
- Hydrogeological Review;
- Geotechnical Investigation Report;
- Housing Issues Report;
- Pedestrian Level Wind Study;
- Noise Impact Study;
- Sun Shadow Study;
- Community Services and Facilities Study;
- Computer Generated Building Mass Model;
- Energy Strategy;
- Energy Efficiency Report;
- Public Consultation Plan; and
- Green Development Standards Checklist.

A Notification of Complete Application was issued on January 23, 2017.

### **Issues to be Resolved**

Planning staff have significant concerns with this application in its current form. Among the issues of concern to staff are building height, scale, massing, and site organization.

The following issues are to be addressed through the review of this application:

- Site organization including the siting of the proposed buildings;
- appropriate massing, articulation and length of the proposed residential condominium apartment building along Wilson Avenue;
- appropriateness of massing and scale of the residential apartment building;
- concerns regarding the overall density of the proposal;

- appropriateness of stacked townhouses facing the rear yards of the low-rise houses north of the site;
- review of the proposed developments relationship to the unopened public laneway;
- appropriateness of residential access to the stacked townhouses through a courtyard;
- appropriateness of shadowing on the adjacent *Neighbourhoods* area;
- appropriateness of scale, character and shadow impacts on the on-site courtyard and outdoor amenity areas;
- appropriateness of wind impacts on pedestrian-level comfort;
- appropriateness of building setbacks;
- appropriateness of building facing distances;
- Conformity with Official Plan Amendment 231 regarding office space replacement as the existing building contains more than 1,000 square metres of office space and is in a transit-rich area;
- site servicing capacity and stormwater management;
- impacts of additional automobile traffic generated by the proposal;
- improvements to the public realm and streetscaping along Wilson Avenue;
- lack of 3-bedroom units;
- consistency with the Midrise Building Performance Standards;
- consideration of the Urban Design Guidelines for Infill Townhouses and the draft Townhouse and Low-Rise Apartment Guidelines in relation to the proposed stacked townhouse buildings;
- overlook and privacy impacts of the stacked townhouse rooftop amenity areas on the adjacent residential area;
- potential for the provision of Privately Owned Publicly-Accessible Spaces and parkland on the site;
- need for discussion with the appropriate staff and local Councillor regarding the applicants proposal for the provision of affordable housing;
- suitability of the proposed rental replacement plans;
- impact on tenants: appropriate tenant relocation and assistance provisions to assist tenants and lessen hardship associated with the redevelopment; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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## **SIGNATURE**

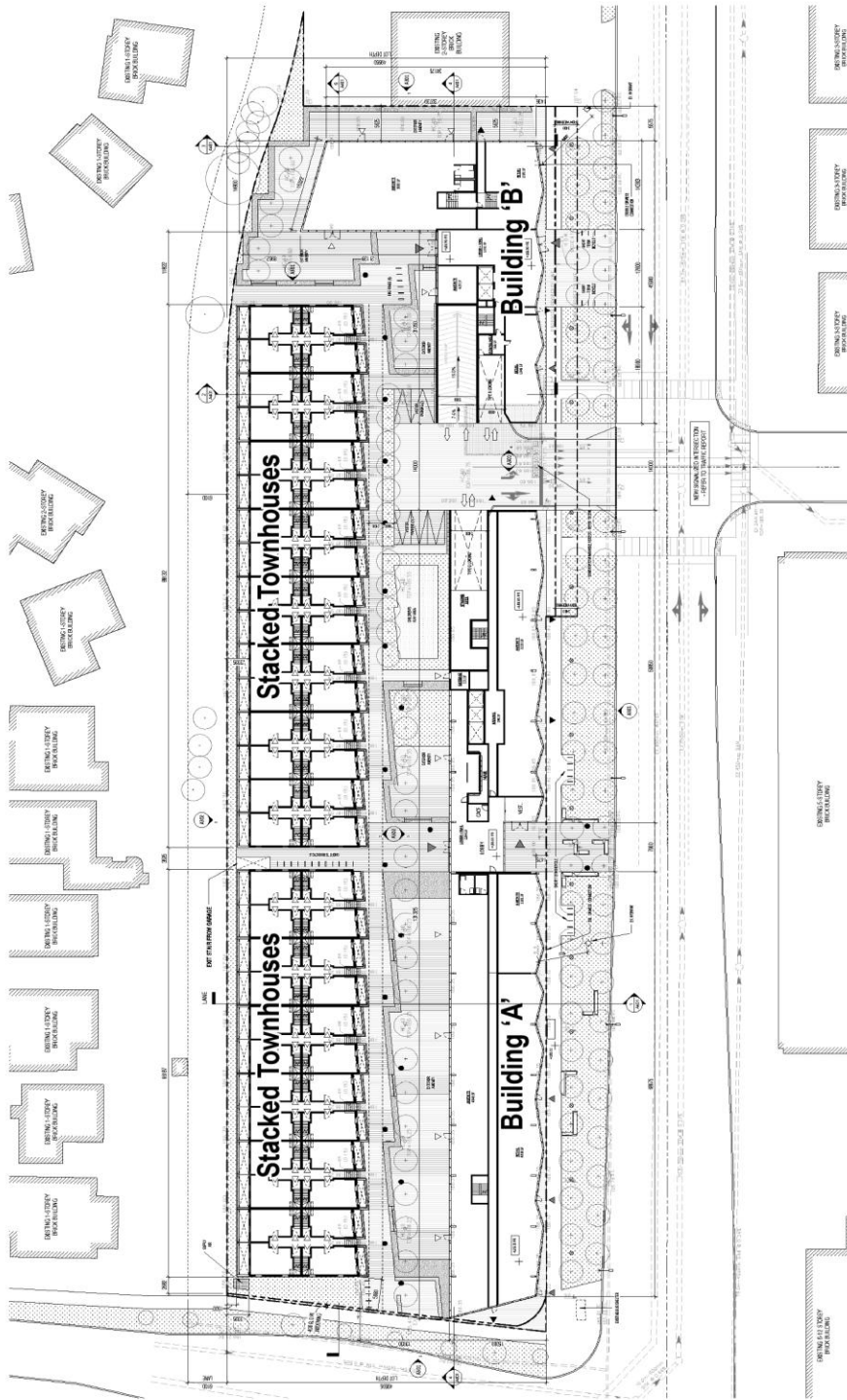
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North Elevations – Buildings A and B  
Attachment 2b: South Elevations Buildings A and B  
Attachment 2c: East Elevation Building A  
Attachment 2d: West Elevation – Building A  
Attachment 2e: East Elevation – Building B  
Attachment 2f: West Elevation – Building B  
Attachment 2g: North Elevations – Stacked Townhouses and Building B  
Attachment 2h: South Elevations – Stacked Townhouses  
Attachment 2i: East Elevation – Stacked Townhouses  
Attachment 3: Zoning Bylaw 7625  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan

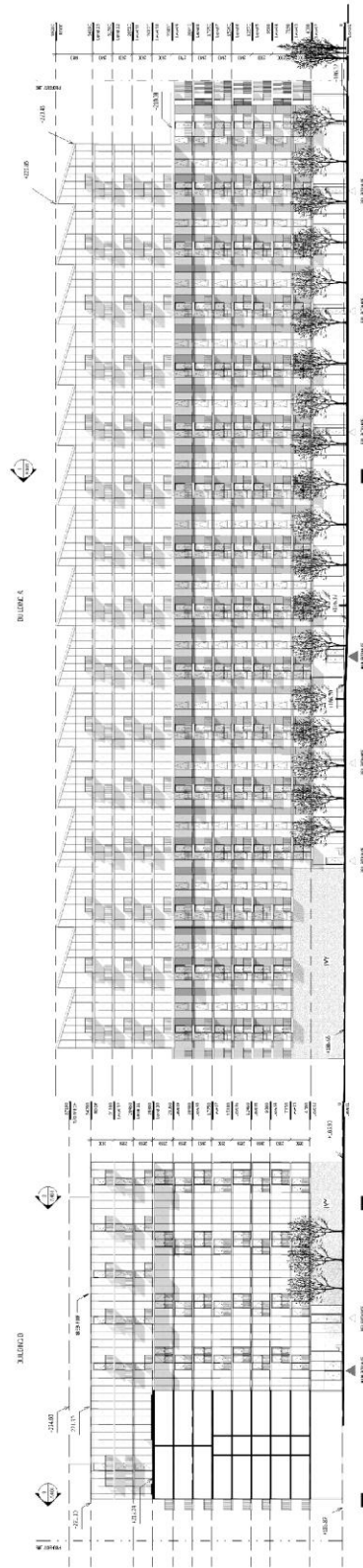


**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
01/10/2017

**470, 490 & 530 Wilson Avenue**  
File # 16 270444 NNY 10 0Z



**Attachment 2a: North Elevations – Buildings A and B**



**North Elevation - Buildings A + B**

**Elevations**

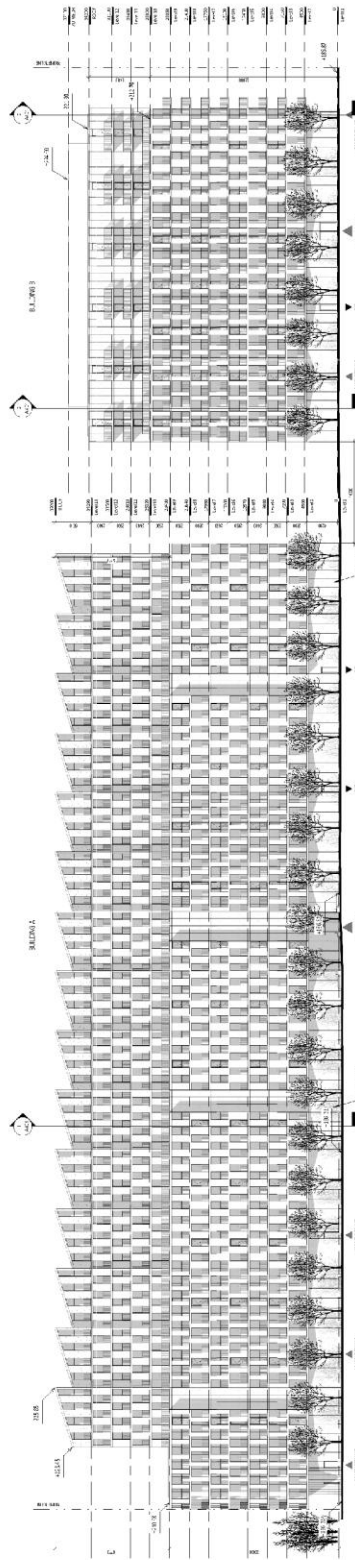
Applicant's Submitted Drawing

Not to Scale  
01/10/2017

**470, 490, 530 Wilson Avenue**

File # 16 270444 NNY 10 0Z

**Attachment 2b: South Elevations Buildings A and B**



South Elevation - Buildings A + B

**Elevations**

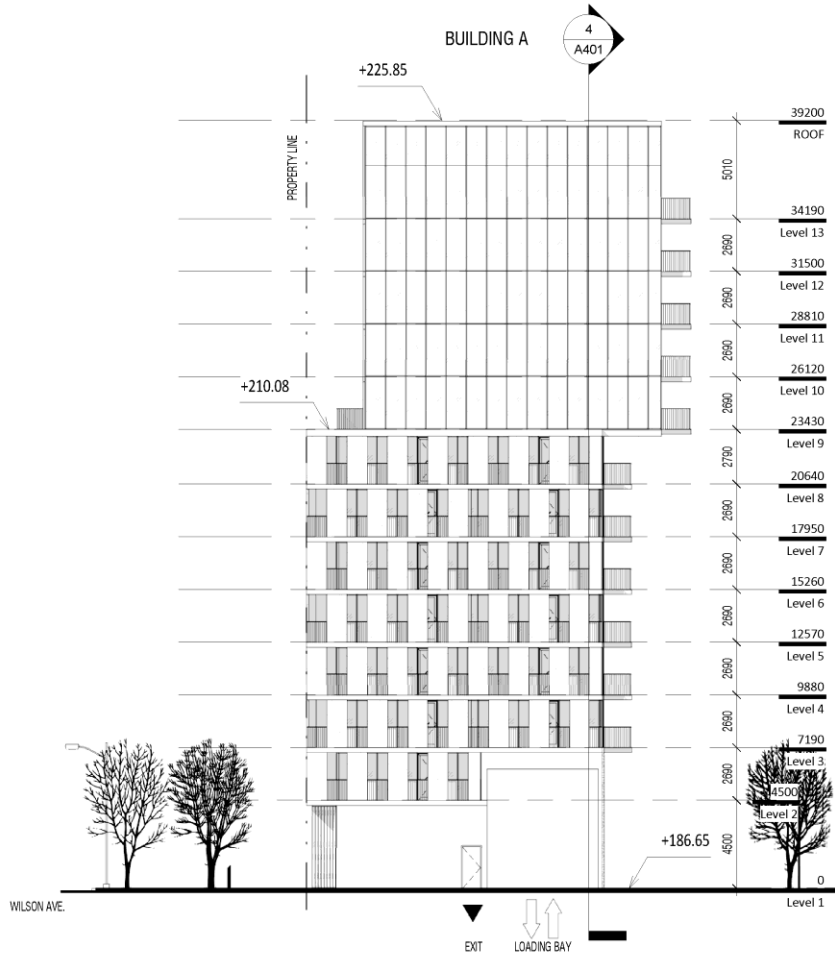
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**470, 490, 530 Wilson Avenue**

File # 16 270444 NNY 10 0Z

## Attachment 2c: East Elevation Building A



East Elevation - Building A

### Elevations

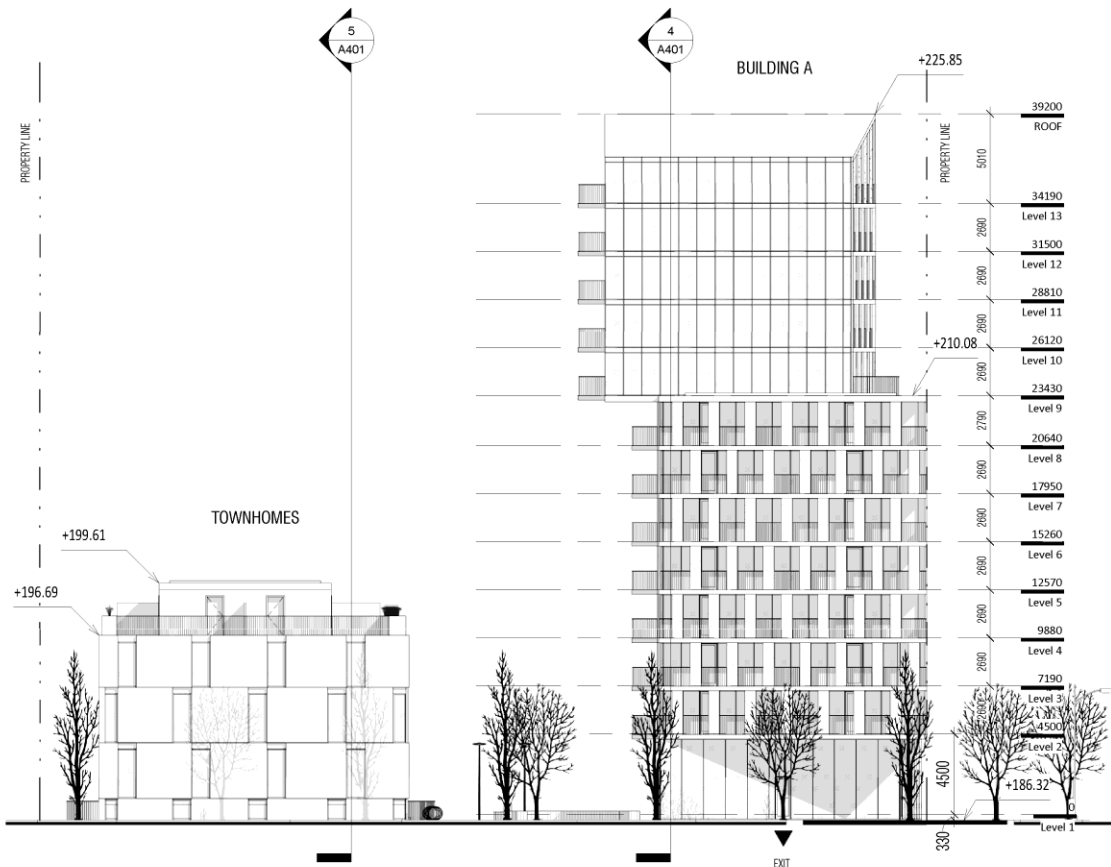
470, 490, 530 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale  
01/10/2017

File # 16 270444 NNY 10 0Z

## Attachment 2d: West Elevation – Building A



West Elevation - Building A

### Elevations

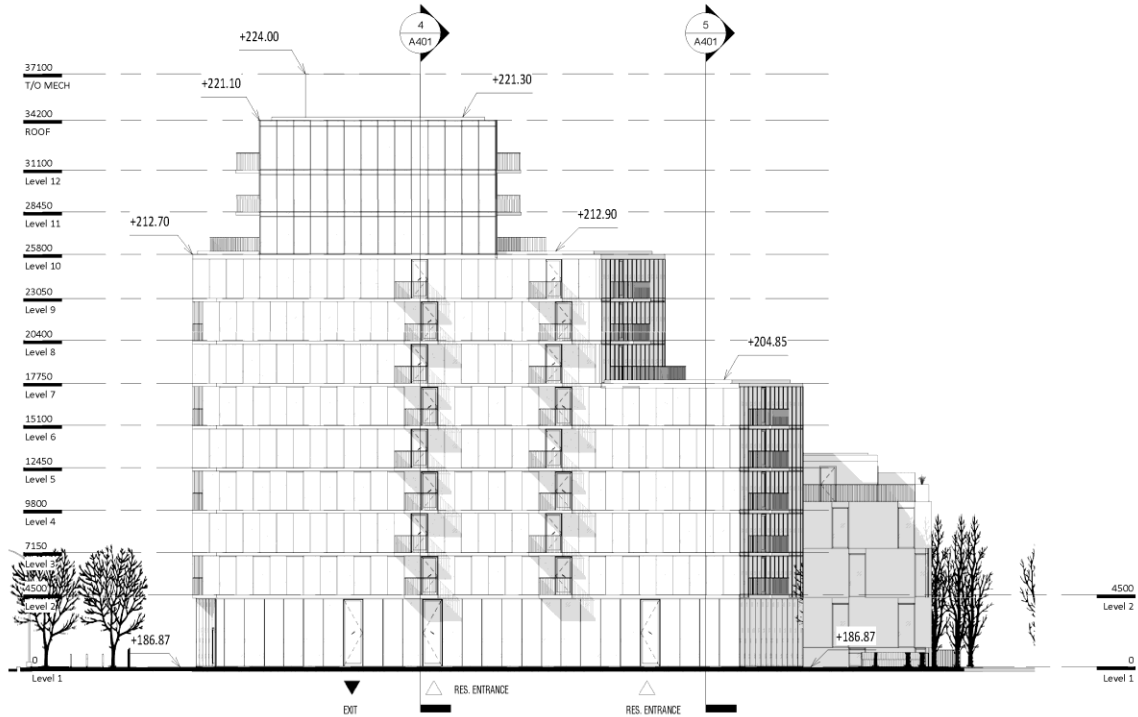
470, 490, 530 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale  
01/10/2017

File # 16 270444 NNY 10 OZ

## Attachment 2e: East Elevation – Building B



East Elevation - Building B

### Elevations

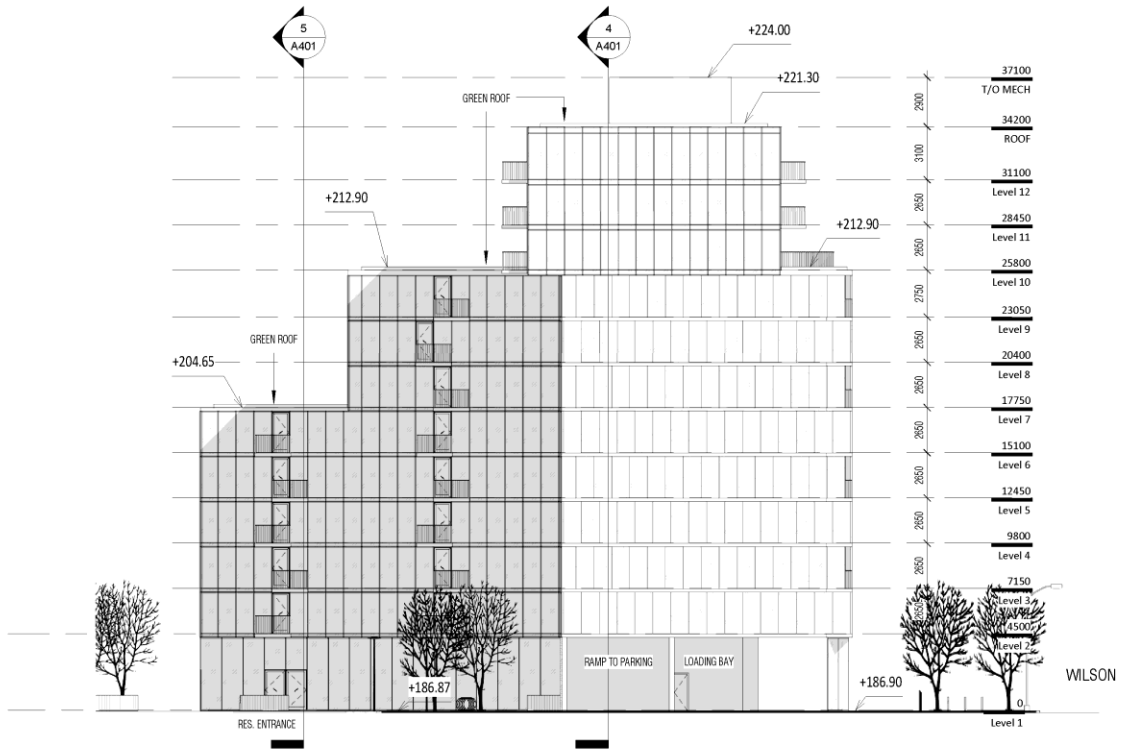
470, 490, 530 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale  
01/10/2017

File # 16 270444 NNY 10 OZ

## Attachment 2f: West Elevation – Building B



West Elevation - Building B

### Elevations

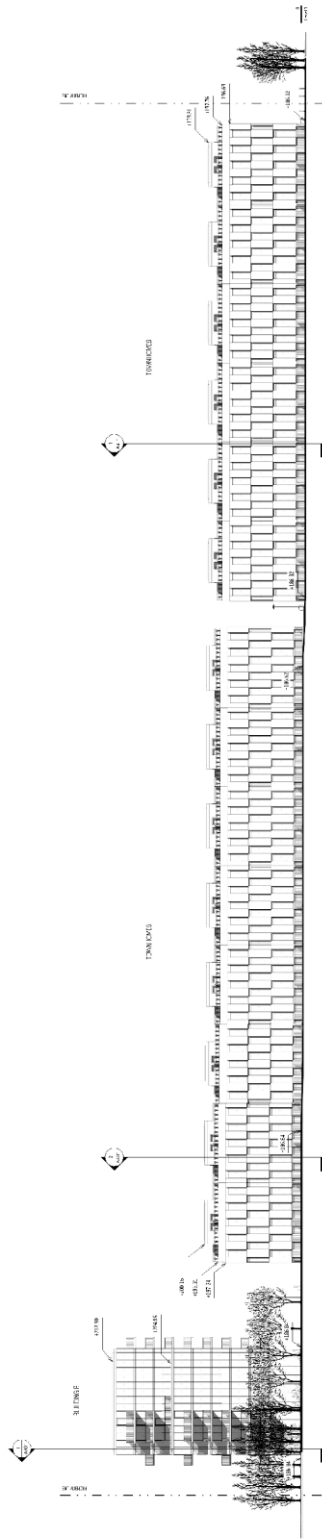
470, 490, 530 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale  
01/10/2017

File # 16 270444 NNY 10 0Z

**Attachment 2g: North Elevations – Stacked Townhouses and Building B**



North Elevation - Towns + Building B

**Elevations**

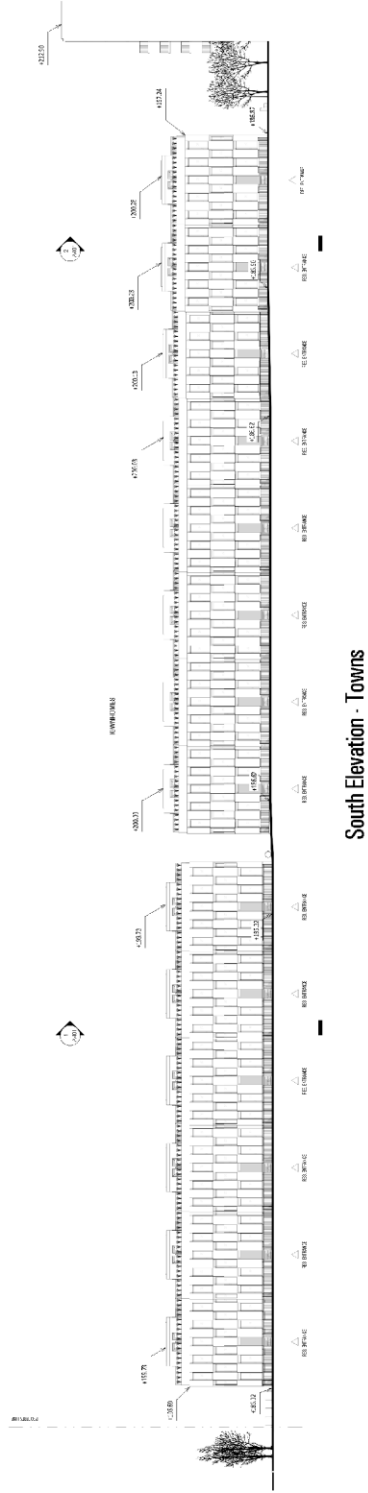
Applicant's Submitted Drawing

Not to Scale  
01/10/2017

**470, 490, 530 Wilson Avenue**

File # 16 270444 NNY 10 0Z

**Attachment 2h: South Elevations – Stacked Townhouses**



**Elevations**

Applicant's Submitted Drawing

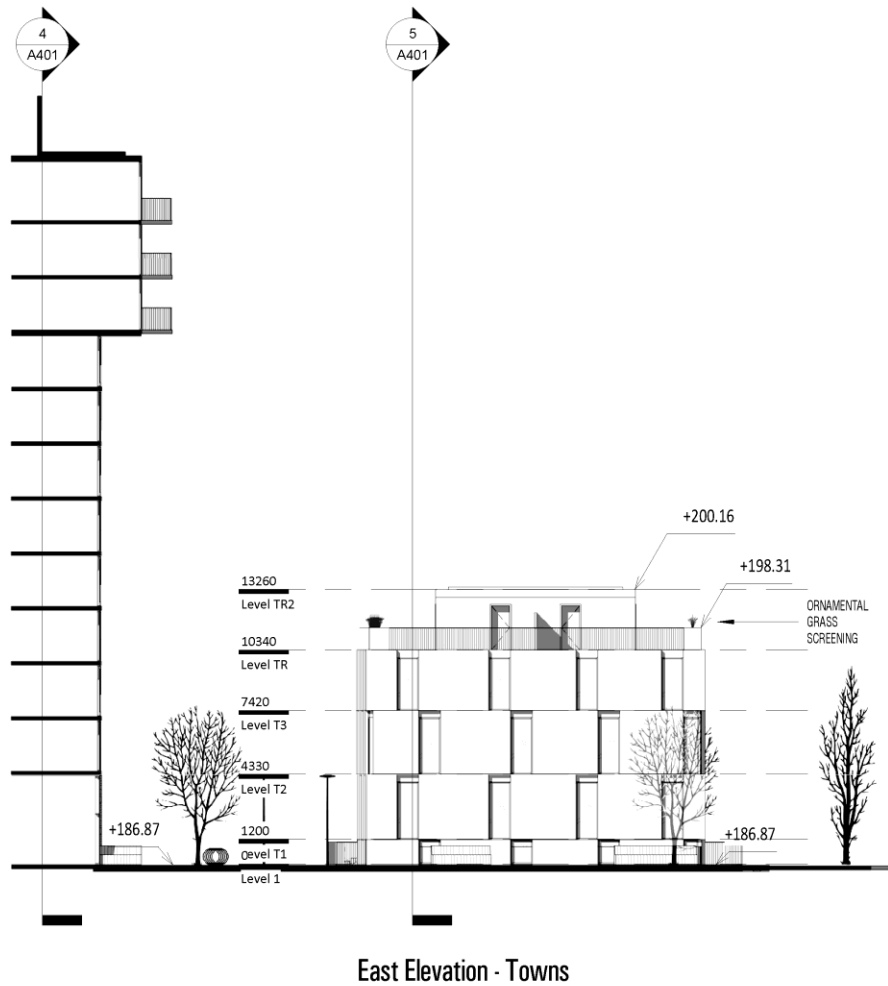
Not to Scale  
01/10/2017

**470, 490, 530 Wilson Avenue**

File # 16 270444 NNY 10 0Z



**Attachment 2i: East Elevation – Stacked Townhouses**



**Elevations**

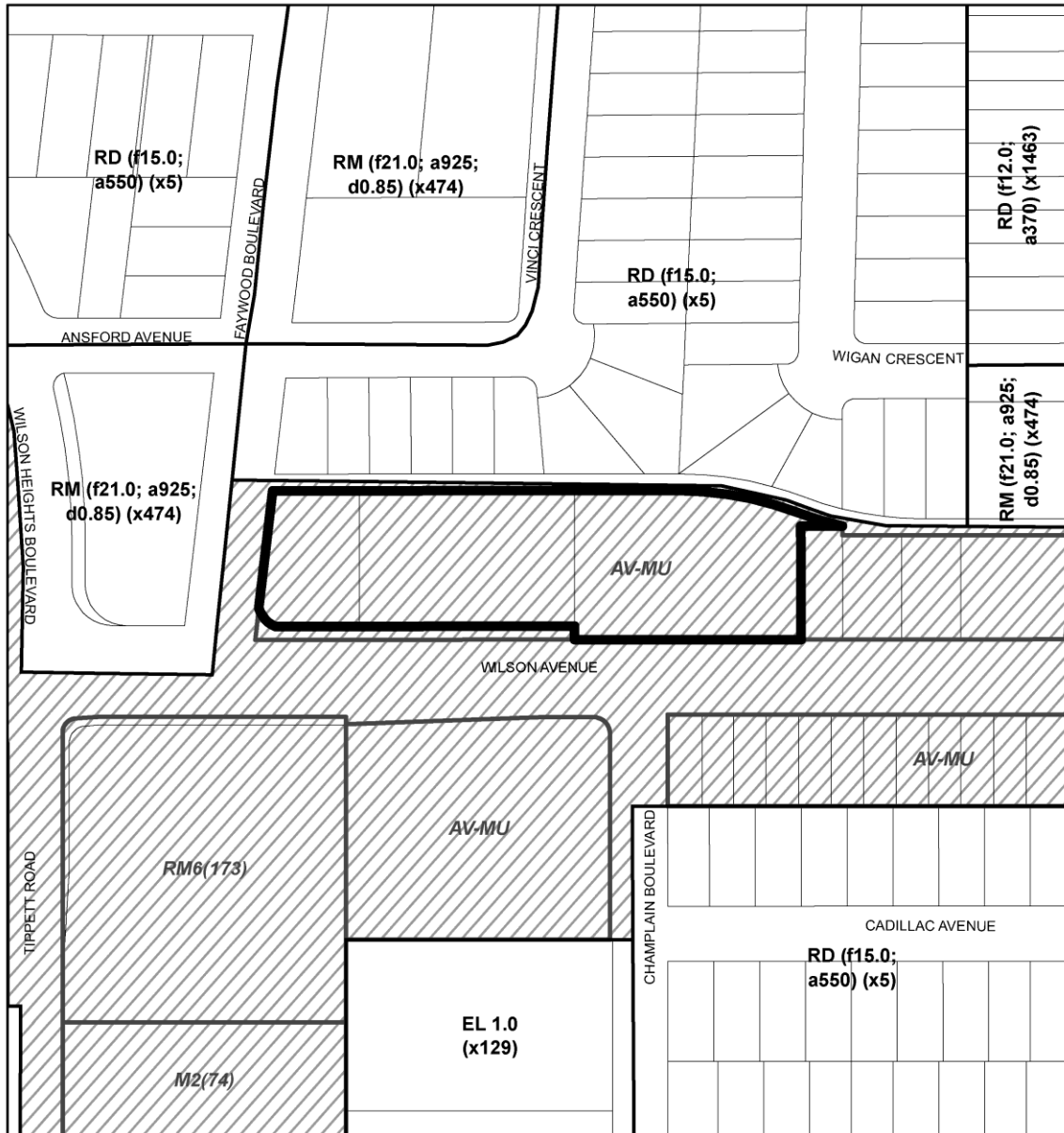
**470, 490, 530 Wilson Avenue**

Applicant's Submitted Drawing

Not to Scale  
01/10/2017

File # 16 270444 NNY 10 02

### Attachment 3: Zoning By-law 7625



Zoning By-Law No. 569-2013

470, 490, 530 Wilson Avenue

File # 16 270444 NNY 10 0Z



Location of Application

RD Residential Detached  
 RM Residential Multiple  
 EL Employment Light Industrial



See Former City of North York By-Law No. 7625

RM6 Multiple-Family Dwellings Sixth Density Zone  
 AV-MU Avenue Mixed Use  
 M2 Industrial Zone Two



Not to Scale  
 Extracted: 01/10/2017

## Attachment 4: Application Data Sheet

Application Type	Zoning By-law Amendment	Application Number:	16 270444 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2016
Municipal Address:	470, 490 and 530 WILSON AVENUE		
Location Description:	PLAN 4117 E PT BLK A **GRID N1004		
Project Description:	Proposal for a 13-storey condominium building (353 units), a 12-storey rental apartment building (158 units) and two stacked townhouse buildings (112 units). The proposed redevelopment includes 5 surface parking spaces and a three level underground parking garage with 559 parking spaces. The proposal also includes the demolition of a four-storey commercial office building and two four-storey residential rental buildings that contain a total of 110 rental units.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
COLLECDEV INC., 20 EGLINTON AVENUE WEST, SUITE 301, TORONTO ON M4R 1K8	COLLECDEV INC., 20 EGLINTON AVENUE WEST, SUITE 301, TORONTO ON M4R 1K8	GH3, 55 OSSINGTON AVENUE, SUITE 100, TORONTO ON M6J 2Y9	2186836 ONTARIO INC., 1020 LAWRENCE AVE W. SUITE 301, TORONTO ON M6A 1C8

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yes
Zoning:	AV-MU	Historical Status:	No
Height Limit (m):	24 Metres	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	10,027	Height:	Storeys:	13	
Frontage (m):	199		Metres:	39.2	
Depth (m):	49.6				
Total Ground Floor Area (sq. m):	5,898.25				<b>Total</b>
Total Residential GFA (sq. m):	39,760.7		Parking Spaces:	586	
Total Non-Residential GFA (sq. m):	669.3		Loading Docks	2	
Total GFA (sq. m):	40,430				
Lot Coverage Ratio (%):	58.8				
Floor Space Index:	4.57				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo			
Rooms:	0	Residential GFA (sq. m):	41,345	0
Studio:	1 (0.2%)	Retail GFA (sq. m):	669.3	0
1 Bedroom:	153 (25%)	Office GFA (sq. m):	0	0
2 Bedroom:	469 (75%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	662			

**CONTACT: PLANNER NAME: Alex Teixeira, Senior Planner**  
**TELEPHONE/EMAIL: 416-395-7110/alex.teixeira@toronto.ca**

