

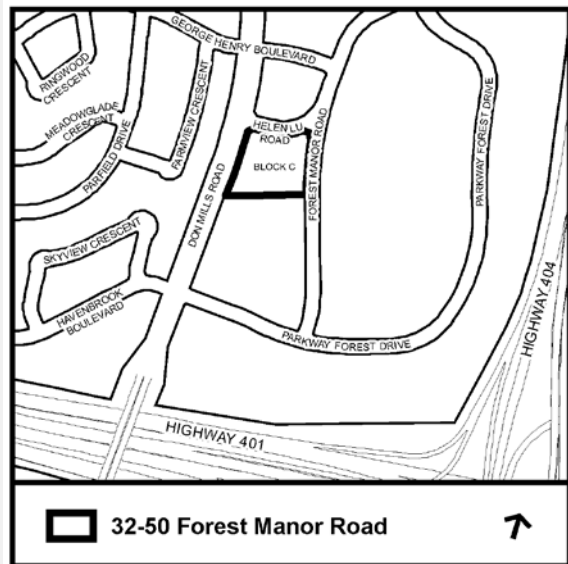
**32-50 Forest Manor Road - Official Plan and Zoning
Amendment Application - Preliminary Report**

Date:	December 15, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	16 245505 NNY 33 OZ

SUMMARY

This application proposes an amendment to the Official Plan and the Sheppard East Subway Corridor Secondary Plan as well as an amendment to the site specific zoning by-law that applies to the lands to permit an increase in the overall residential gross floor area from 377,431 to 413,616 square metres, an increase in the overall number of dwelling units from 4,344 to 4,749 units and an increase in non-residential gross floor area from 4,000 to 5,370 square metres. The proposed increase in residential gross floor area (36,185 square metres), non-residential gross floor area (1,370 square metres) and dwelling units (405) would be accommodated on the Block C lands fronting Don Mills Road, Helen Lu Road and Forest Manor Road. The overall increase in gross floor area results in a density of 4.1 times area of the blocks on the *Mixed Use Areas* lands (Blocks A, B, C and D) whereas 3.5 times is permitted. No amendments are proposed to the approved building heights and built form.

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.



The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* is targeted for the third quarter of 2017 providing the applicant submits 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 32-50 Forest Manor 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 15, 2008, Official Plan Amendment No. 579 to the former City of North York Official Plan and Zoning By-law No. 865-2008(OMB) were approved by the Ontario Municipal Board (OMB). The planning instruments implement City Council's settlement on the revitalization of lands in the Parkway Forest community located in the area south of Sheppard Avenue East and east of Don Mills Road.

The amendments permitted a mixed-use residential/commercial development consisting of nineteen buildings and a total of 3,753 dwelling units. The approved units comprised 332 rental replacement units, maintaining 1,221 rental apartment units as they existed and the construction of 2,200 new condominium dwelling units in a series of buildings ranging from 7 to 36 storeys in height. The development has been proceeding in phases over the last seven years (see Attachment 1: Phasing Plan).

The zoning by-law appends five holding symbols ("H") to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management and the construction of the new community centre/child care facility. To date, the first three holding symbols ("H-1", "H-2" and "H-3") have been removed from the implementing zoning by-law.

On October 2, 2014, the OMB approved a zoning amendment to permit an increase in the number of dwelling units from 3,753 to 4,344 units (an increase of 591 new condominium units) over the five development blocks. Zoning By-law No. 342-2015(OMB) replaced Zoning By-law No. 865-2008(OMB) and sets out performance

standards to accommodate the 591 additional condominium units with amended building heights and with built forms that more appropriately reflected the City's Tall Building Design Guidelines. There were no amendments to the zoning by-law with respect to maximum gross floor area and density.

On August 23, 2016, the owner of the lands Elad Canada Inc (Elad), filed a zoning by-law amendment application requesting removal of the two remaining holding symbols ("H-4" and "H-5") from the site specific Zoning By-law No. 342-2015(OMB) to enable the remaining 617 dwelling units and 3,480 square metres of retail space on Blocks B and C to be completed and/or proceed in accordance with the current zoning by-law permissions.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes an increase in the overall residential gross floor area from 377,431 to 413,616 square metres, an increase in the overall number of (combined) dwelling units from 4,344 to 4,749 units and an increase in non-residential (retail) gross floor area on Blocks B and C from 4,000 to 5,370 square metres. The proposed gross floor area increase results in a density of 4.1 times the area of the lot (Floor Space Index) whereas 3.5 times the area of the lot is permitted. The application proposes to effectively change only the gross floor area and number of dwelling units for Block C. No amendments are proposed to the approved building heights and built form.

The proposal would result in a total of 920 units on Block C, a total residential gross floor area of 71,600 square metres (an increase of 36,185 square metres) and a total non-residential (retail) gross floor area of 5,370 square metres (an increase of 1,370 square metres). The revised plan proposes to change only the gross floor area and number of dwelling units for Block C after recognition is given to a provision in the zoning by-law intended to provide flexibility for the multi-phase development. The by-law allows an increase (or redeployment) in the number of dwelling units and/or gross floor area from one development Block to another provided the overall number of dwelling units and gross floor area on all of the Blocks (A through D) combined do not exceed a maximum of 4,344 units and 377,431 square metres respectively. The proposed increases therefore, beyond the maximum overall by-law permissions, are proposed to be accommodated within the approved built forms.

The proposed unit breakdown is as follows:

- Building C1 (approved building height up to 13 storeys) would contain a total of 256 units;

- Building C2 (approved building height up to 24 storeys) would contain a total of 290 units; and
- Building C3 (approved building height up to 33 storeys) would contain a total of 374 units.

Building C1 is proposed to contain a large format retail space that is intended to be a grocery store. Additional retail space would be provided in Building C2 that fronts onto Helen Lu Road.

The following is a breakdown of the proposed unit types on Block C:

	1 Bed/1 Bed + Den	2 Bed/2 Bed + Den	3 Bed/Townhouse	Total
No. of units	596 (65%)	308 (33%)	16 (2%)	920
Average Unit Size	52 m ²	68 m ²	130 m ²	-
Range	44 m ² -57 m ²	60 m ² -75 m ²	130 m ²	-

A statistical summary of the proposal can be found in Attachment 11: Application Data Sheet.

Site and Surrounding Area

The Elad developments are located on five separate development blocks (A, B, C, D and E) in the Parkway Forest neighborhood (refer to Attachment 1 – Context Plan).

Blocks A, D and E maintain five existing 17-storey rental apartment buildings (65 & 80 Forest Manor Road and 100, 110 & 125 Parkway Forest Dr) and incorporate a series of recently constructed infill rental replacement buildings and/or condominium apartment buildings. The redevelopment of Blocks A and E is complete. Construction is currently underway on Blocks B and D. Block C is currently vacant. Block C was originally developed with rental townhouses (32-50 Forest Manor Road). The units were demolished in 2013 and replaced with new rental replacement units on Block E.

At the centre of the Parkway Forest community is a large public park, an elementary school (Forest Manor Public School) and recently completed Parkway Forest Community Centre. The community centre has a gross floor area of approximately 4,928m² (53,044 ft²) comprising 4,082m² (43,938 square feet) of space dedicated for community recreation space and 846m² (9,106 square feet) dedicated for childcare space. The childcare facility serves 82 children, ranging from infants to preschoolers. The recreation component includes multi-purpose rooms and meeting rooms, a gymnasium, walking track, fitness centre, office space, change rooms and kitchen. The community centre also includes an outdoor swimming pool and accessory building.

The community centre, outdoor pool and accessory building and surface parking were designed and constructed at no ‘capital cost’ to the City and funded through Section 37 benefits.

The revitalization of the Parkway Forest community also included a new public road (Helen Lu Road) that was completed in 2014. The new road (Helen Lu Rd) connects Forest Manor Road to a new signalized intersection at Don Mills Road and is located between Blocks B and C. The development also features a series of colourful public art installations located throughout the community that were designed by Canadian artist Douglas Copeland.

The following is a summary of the context in the immediate vicinity of Block C:

- North: Helen Lu Road, then Block B currently being redeveloped by Elad Canada Inc. with 841 dwelling units in three residential apartment buildings with heights from 7-13 storeys along Don Mills Road, 5-24 storeys along Helen Lu Road and 4-33 storeys along Forest Manor Road/George Henry Boulevard;
- South: a 10-storey, 128-unit rental apartment building municipally known as 24 Forest Manor Road and a tennis court associated with the apartment building at 10 Parkway Forest Drive, adjacent to Don Mills Road;
- East: Forest Manor Road, then Parkway Forest Community Centre and Parkway Forest Public School; and
- West: Don Mills Road, then the rear yards of single family dwellings fronting onto Skyview Crescent and Farmview Crescent.

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, 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 *Mixed Use Areas* on Land Use Map 16 of the Toronto Official Plan (see Attachment 10- Official Plan). This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces.

The Official Plan contains policies that provide direction and criteria on site design matters pertaining to the location and organization of buildings, vehicle parking, access locations and service areas. The Official Plan's built form policies indicate that new development should be designed to fit with its existing and/or planned context; frame and support adjacent streets, parks and open spaces; and limit its impacts on neighbouring streets, parks and properties. Policies relevant to this application include Policies 3.1.1 (Public Realm), 3.2.1 (Built Form), 4.5(2) (Development Criteria in *Mixed Use Areas*) and 5.1.1 (Section 37 – Height and/or Density Incentives). The Secondary Plan for the area provides further direction on these matters.

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

http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf

Sheppard East Subway Corridor Secondary Plan

The site is also subject to the Sheppard East Subway Corridor Secondary Plan set out in Chapter 6, Section 9 of the Toronto Official Plan. The Secondary Plan contains policies that are area-specific and at a greater level of detail than those in the Official Plan.

The site is part of a Key Development Area in the Don Mills Node of the Secondary Plan. The Plan assigns a maximum density of 3.5 FSI on the *Mixed Use Areas* lands along Don Mills Road and Sheppard Avenue East (Blocks A, B, C and D) and 1.9 FSI on the central lands designated *Apartment Neighbourhoods* (Block E) bounded by Parkway Forest Park, Parkway Forest Drive and Forest Manor Road, as indicated on Map 9-2 of the Plan.

In addition to the general policies of the Secondary Plan, the site is subject to the area specific development policies of *Section 4.2.8 – Parkway Forest Community*. Within this specific policy area the highest building heights and densities are to be located in close proximity to the Don Mills Subway Station and to a lesser extent along the Don Mills Road and Sheppard Avenue East frontages. Lower densities are to be located towards the interior of the community around the public park. As noted previously, while no changes are proposed to the approved building heights and built form, the application proposes an increase in gross floor area which results in an increase in density from 3.5 times the lot area to 4.1 times the lot area.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/pdf_secondary/9_sheppard_subway_aug2007.pdf

Zoning

The lands are currently zoned RM6(168)A (H-4)(H-5) by site specific Zoning By-law No. 342-2015(OMB)(refer to Attachments 8 and 9). The zoning establishes performance standards for residential development on five development blocks (A, B, C, D and E) in the Parkway Forest neighbourhood. Permitted uses include apartment house dwellings, community agency space, townhouses, commercial uses and community agency space along Sheppard Avenue East, and a public community centre/day care facility.

The zoning by-law permits a maximum gross floor area of 377,431m² and 4,344 dwelling units on the five development blocks. The dwelling units comprise 2,791 new condominium units, 1,221 existing rental apartment units in 17-storey apartment buildings and 332 rental replacement units in mid-rise apartment buildings and townhouses. The by-law sets out a maximum number of dwelling units and gross floor area per block and allows increases up to 10% in the number of dwelling units and gross floor area per building provided the total number of dwelling units and gross floor area on all of the Blocks combined does not exceed the overall maximum permissions.

The implementing zoning by-law appends five holding symbols ("H") to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management and the construction of the (now completed) community centre/child care facility.

To date, three holding symbols have been removed from the implementing zoning by-law ("H-1", "H-2" and "H-3") leaving only two remaining holding symbols ("H-4" and "H-5"). The criteria for the removal of the remaining two holding symbols are outlined below:

- As a pre-condition to the removal of the "H-4" holding symbol all of the following conditions must be met:
 - a. the owner must have completed the outdoor swimming pool and accessory building and parkland enhancements on the City owned lands on Parkway Forest Park to the satisfaction of the General Manager, Parks, Forestry & Recreation;
 - b. the owner must satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks, Forestry & Recreation; and
 - c. the owner of the site must have submitted a Traffic Impact Analysis satisfactory to the Director, Transportation Services, North York District, addressing the timing of the westbound Sheppard Avenue East to southbound Don Mills Road double left turning lane construction, as well as any other improvements which might be identified at this stage.

- As a pre-condition of the removal of the “H-5” holding symbol, both of the following conditions must be met:
 - a. the owner must have either constructed or posted financial security for, if deemed required by the Director, Transportation Services, North York District, the westbound Sheppard Avenue East to southbound Don Mills double left turning lane; and
 - b. the owner must have submitted a Transportation Impact Study to the satisfaction of the Director, Transportation Services, North York District, to demonstrate that there is sufficient transportation capacity available to accommodate additional site generated traffic or measures that can be undertaken to accommodate additional traffic.

On August 23, 2016, Elad Canada submitted a zoning by-law amendment application to remove the last two holding symbols ("H-4" and "H-5") from the site specific zoning by-law. The application is currently under review.

Site Plan Control

On November 27, 2016, Elad filed a Site Plan Control application for the first phase of development on Block C (Phase 5B - Building C3) comprising a 33-storey, 371-unit condominium apartment building and 600 square metres of retail space. The application is currently under review. The "H-4" holding symbol would need to be removed from the implementing zoning by-law to enable this phase to proceed in accordance with the underlying zoning.

Tree Preservation

An Arborist Report and tree inventory plan for Block C has been submitted with the application and will be reviewed to determine the condition of existing trees and any necessary tree protection and maintenance plan. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to Private Tree Protection By-law No. 780-2004 and the ‘Trees On City Streets’ By-law.

Reasons for the Application

The proposal requires an amendment to the Official Plan through amendments to Site and Area Specific Policy 4.2.8 - Parkway Forest Community and Map 9-2 of the Sheppard East Subway Corridor Secondary Plan to increase the density on the *Mixed Use Areas* lands (Blocks A, B, C and D) from 3.5 times the area of the blocks to 4.1 times the area of the blocks.

Amendments to Zoning By-law No. 342-2015(OMB) are required to:

- increase the overall number of combined dwelling units on the lands from 4,344 (comprising 332 rental replacement + 1221 existing rental apartment units + 2,791 condominium units) to 4,749 combined dwelling units;
- increase the overall residential gross floor on the lands from 377,431 square metres to 413,616 square metres; and
- increase the non-residential (retail) gross floor area permitted on Blocks B and C by 1,370 square metres from 4,000 square metres to 5,370 square metres.

The additional 405 condominium units, 36,185 square metres of residential gross floor area and 1,370 square metres of non-residential (retail) gross floor area are proposed to be accommodated on Block C.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Surveys, Architectural Plans, Engineering Drawings, Landscape Plans
- Planning & Urban Design Rationale
- Transportation Impact Study
- Stormwater Management Report, Functional Servicing Letter, Geotechnical Engineering Report, Hydrogeological Investigation
- Arborist/Tree Preservation Report, Tree Removal and Protection Plan
- Toronto Green Standards Checklist and Statistics Template.

A Notification of Complete Application was issued on November 23, 2016.

Issues to be Resolved

On a preliminary basis, matters to be addressed through the review of this application include:

- appropriateness of the proposed increase in density from 3.5 to 4.1 FSI;
- appropriateness of the proposed additional 405 dwelling units;
- unit size and mix, particularly the provision of family size units;
- consideration for the provision of affordable housing to be included in the proposal;

- evaluation of capacity to accommodate the traffic generated by the 405 additional dwelling units and 1,370 square metres of non-residential (retail) gross floor area;
- the appropriateness of the proposed parking and potential parking impacts on local streets;
- assessment of the stormwater management and servicing;
- determination of appropriate Section 37 community benefits should City Council approve the additional 37,655 square metres of gross floor area.

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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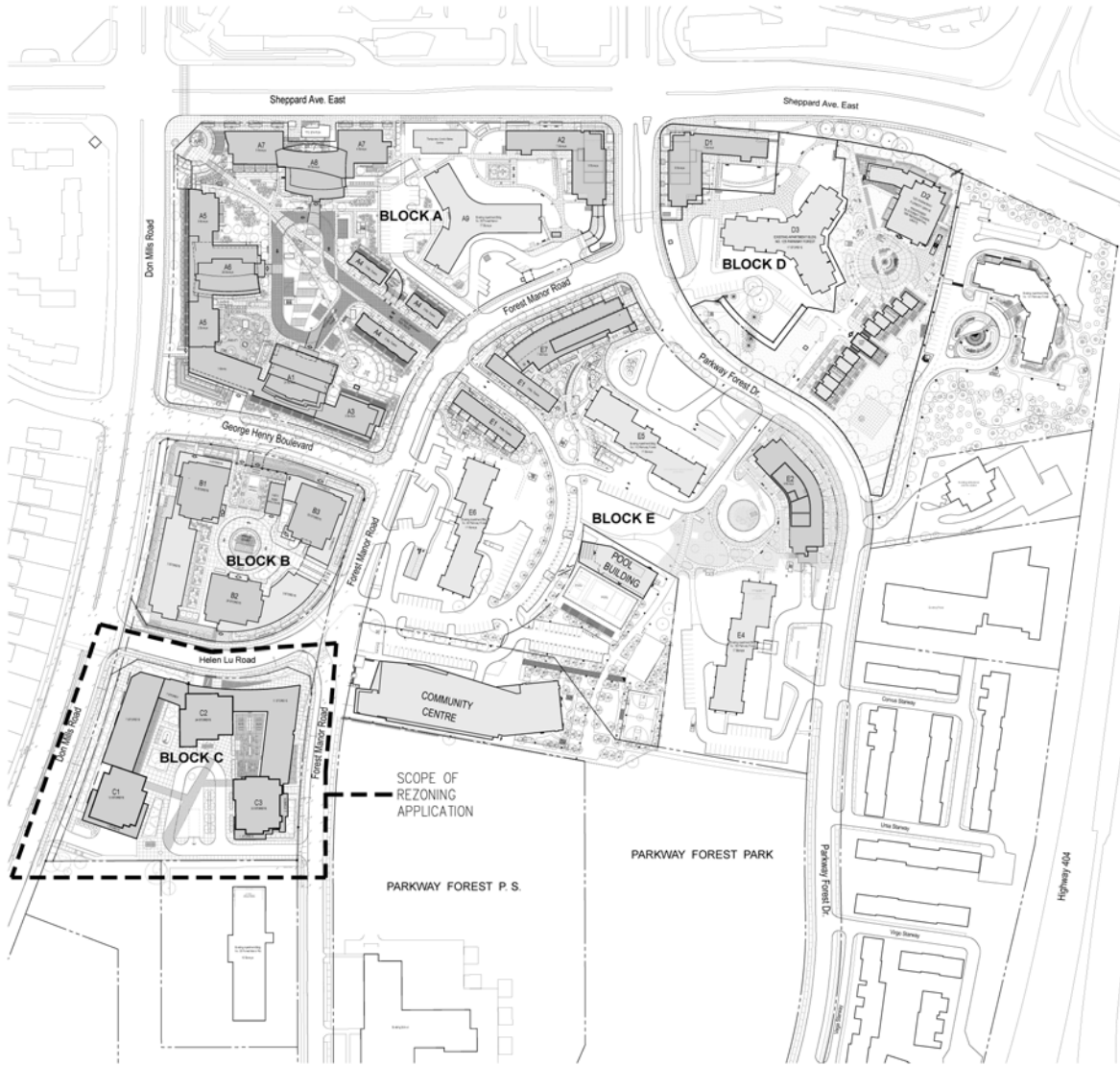
SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

- Attachment 1: Context Plan
- Attachment 2: Phasing Plan
- Attachment 3: Site Plan Block C
- Attachment 4: West (Don Mills Road) Elevation
- Attachment 5: East (Forest Manor Road) Elevation
- Attachment 6: South Elevation
- Attachment 7: Cross Section (East-West)
- Attachment 8: Zoning Former City of North York
- Attachment 9: Zoning City of Toronto
- Attachment 10: Official Plan
- Attachment 11: Application Data Sheet

Attachment 1: Context Plan



Context Plan

32-50 Forest Manor Road

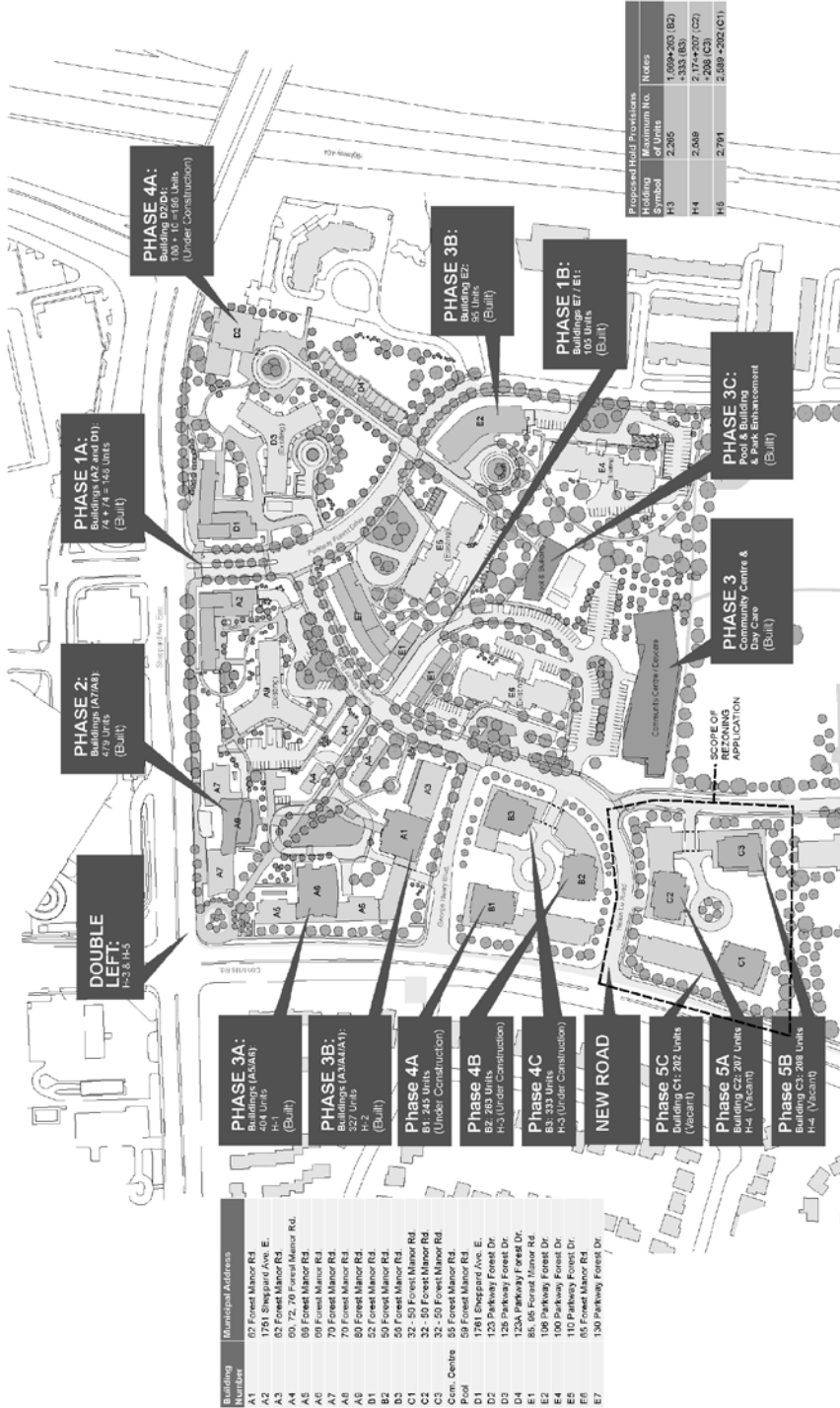
Applicant's Submitted Drawing

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12/05/2016



File # 16 245505 NNY 33 0Z

Attachment 2: Phasing Plan



32-50 Forest Manor Road

Phasing Plan
 Applicant's Submitted Drawing

File # 16 245505 NNY 33 0Z

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 12/09/2016


Attachment 3: Site Plan Block C



Site Plan

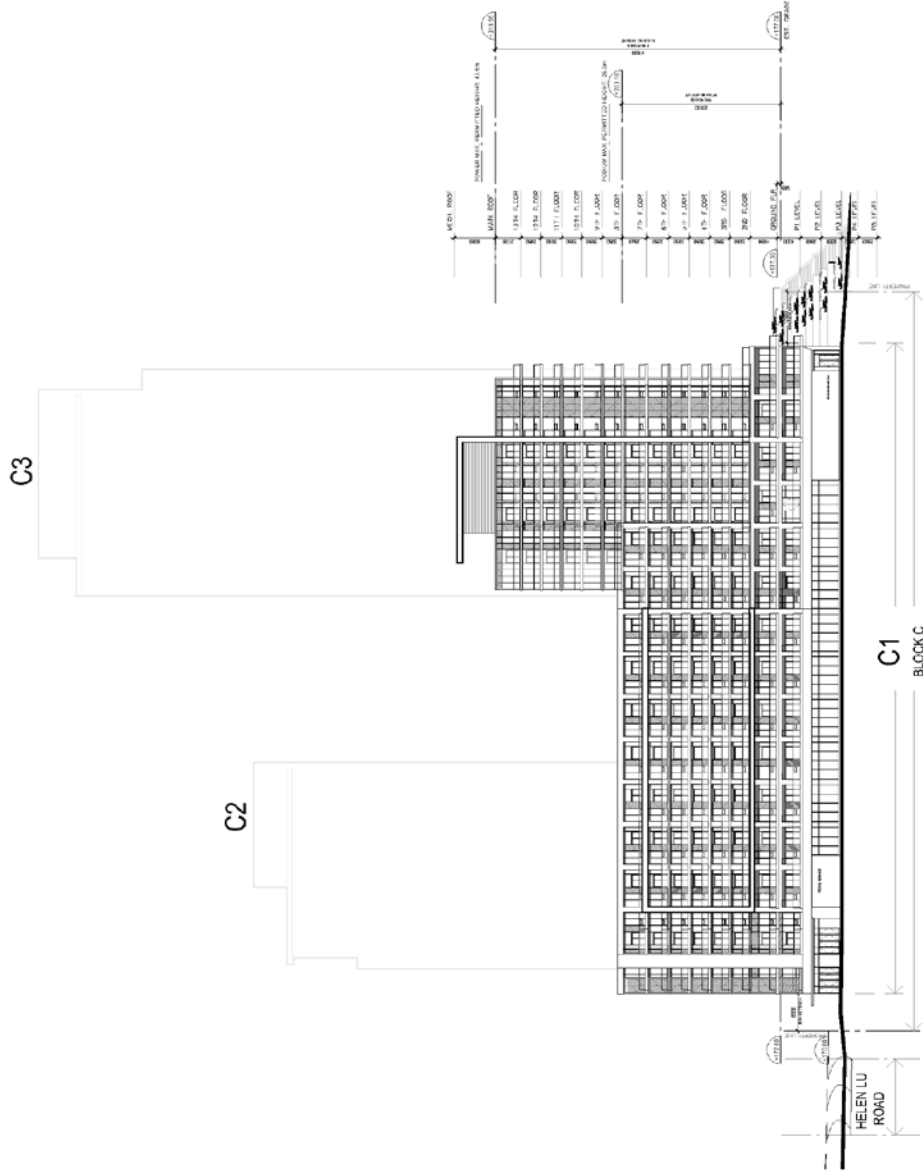
32-50 Forest Manor Road

Applicant's Submitted Drawing

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12/05/2016

File # 16 245505 NNY 33 0Z

Attachment 4: West (Don Mills Road) Elevation



32-50 Forest Manor Road

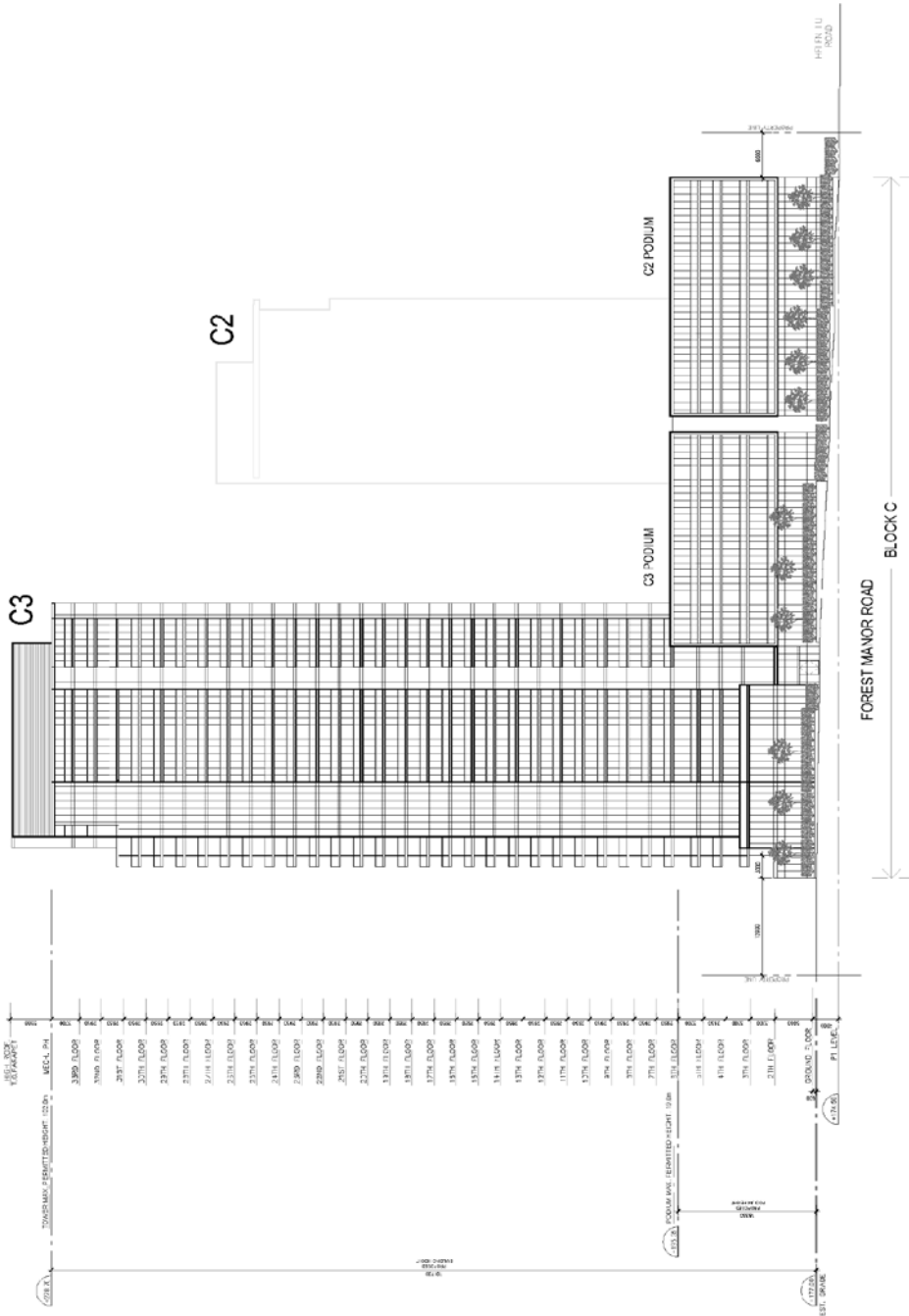
West Elevation

Applicant's Submitted Drawing

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12/09/2016

File # 16 245505 NNY 33 02

Attachment 5: East (Forest Manor Rd) Elevation



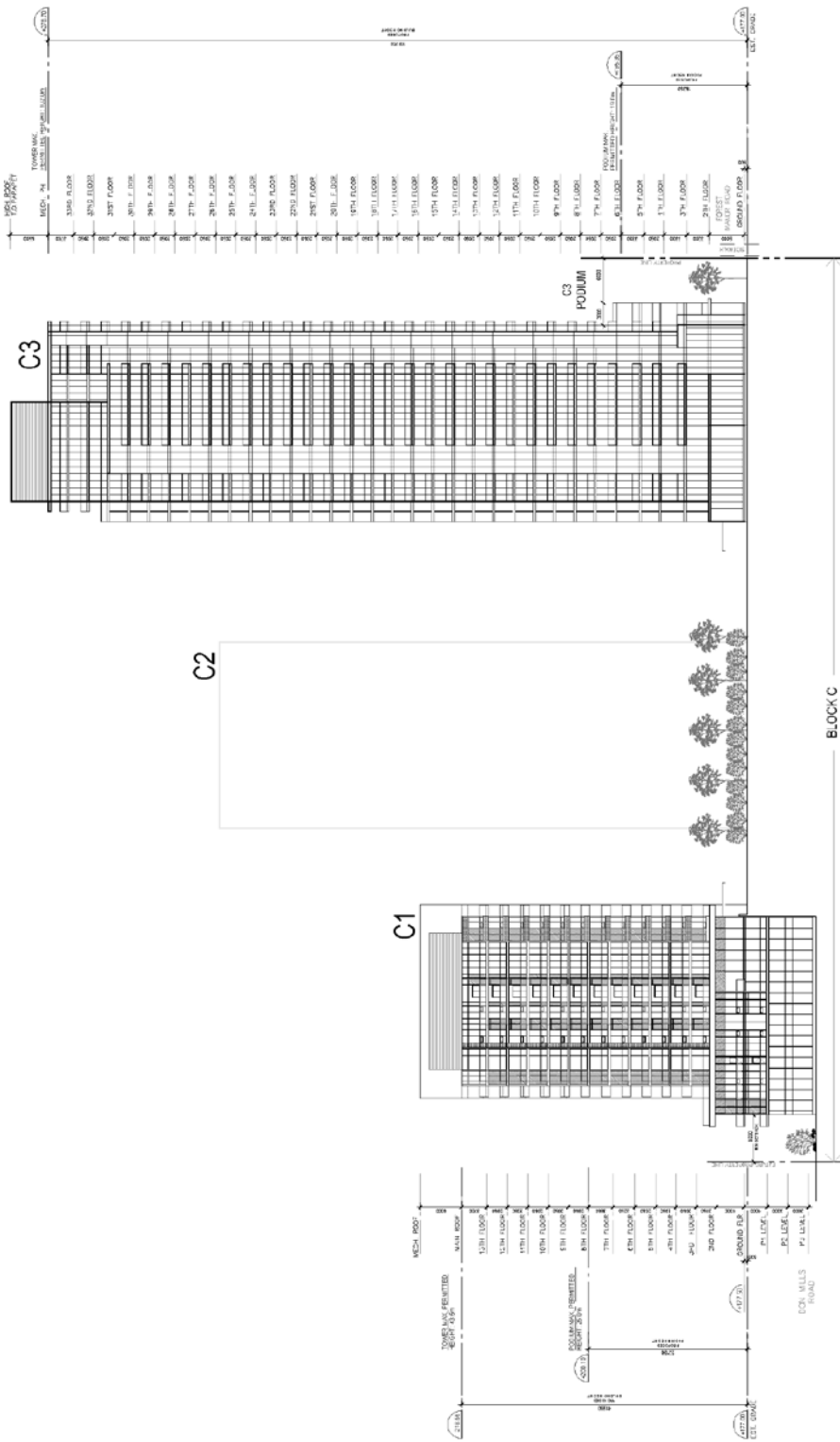
32-50 Forest Manor Road

File # 16 245505 NNY 33 0Z

East Elevation
 Applicant's Submitted Drawing

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 12/09/2016

Attachment 6: South Elevation



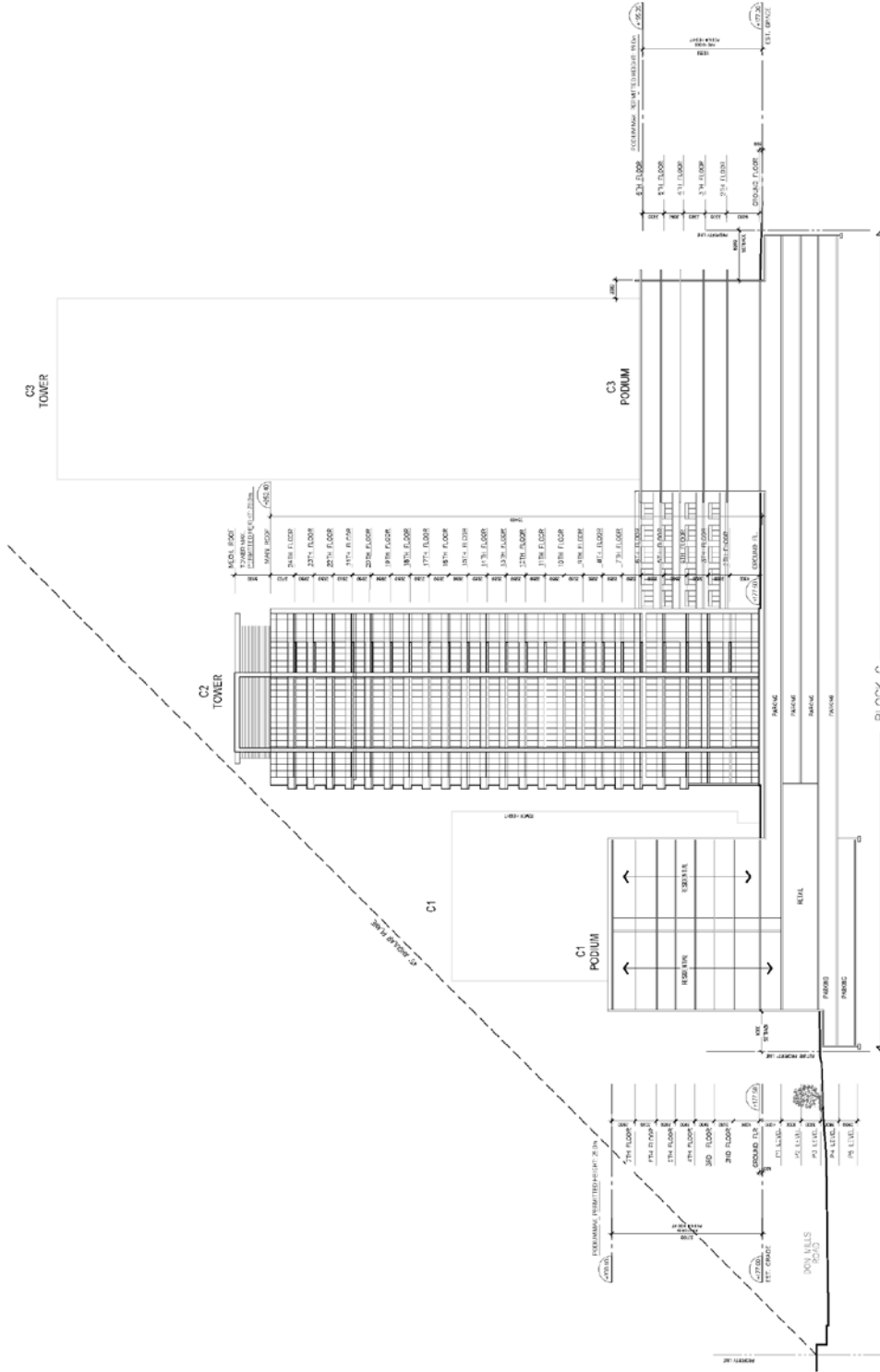
32-50 Forest Manor Road

South Elevation
 Applicant's Submitted Drawing

File # 16 245505 NNY 33 0Z

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Attachment 7: Section (East-West)



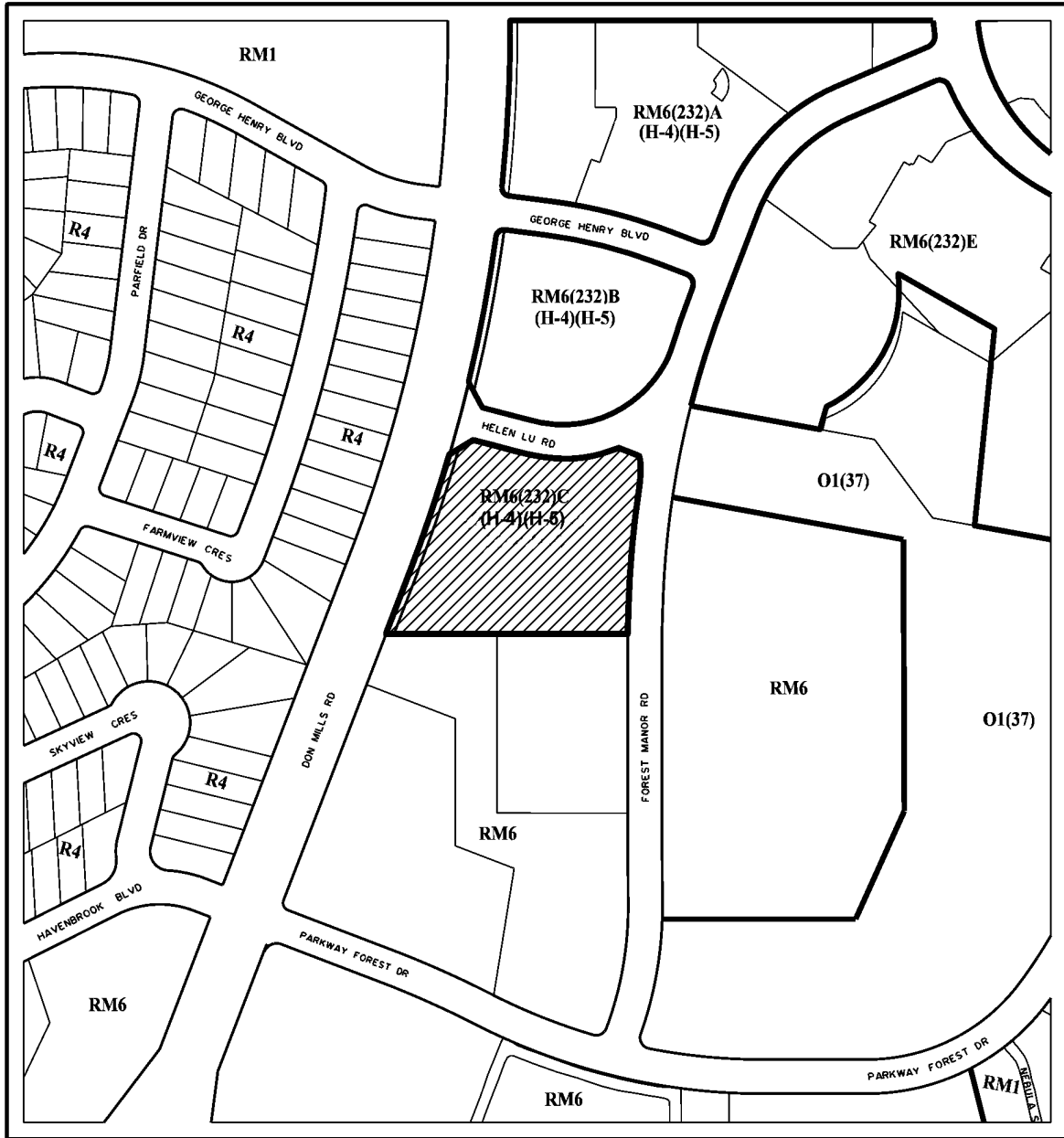
32-50 Forest Manor Road

Cross-section
Applicant's Submitted Drawing

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12/09/2016

File # 16 245505 NNY 33 0Z

Attachment 8: Zoning
Former City of North York By-law No. 7625



Zoning By-Law No. 7625

32-50 Forest Manor Road

File # 16 245505 NNY 33 0Z



Location of Application

O1 Open Space Zone

R4 One-Family Detached Dwelling Fourth Density Zone

RM1 Multiple-Family Dwellings First Density Zone

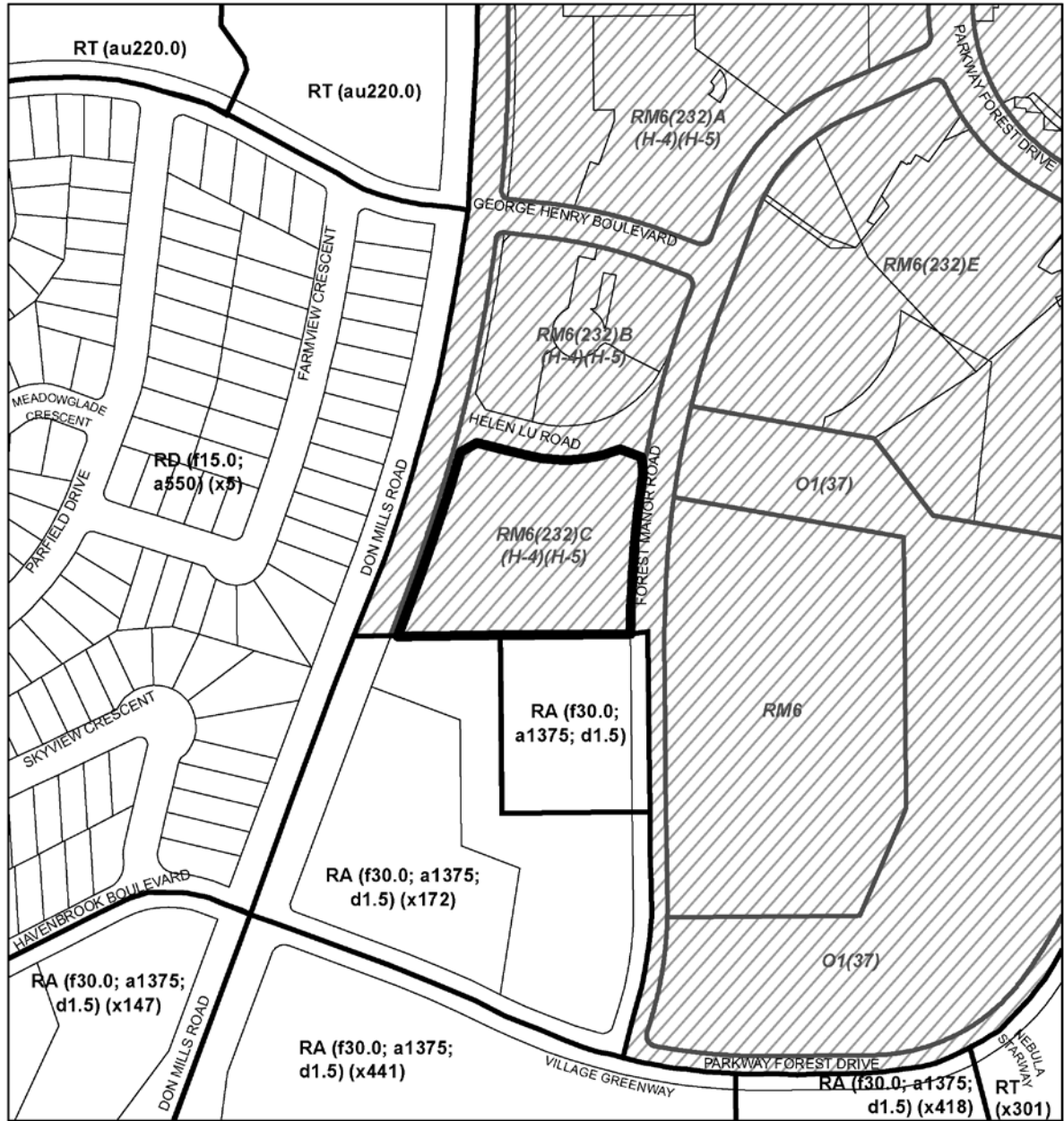
RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



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 Extracted 12/12/2016

Attachment 9: Zoning
City of Toronto By-law No. 569-2013



Zoning By-Law No. 569-2013

32-50 Forest Manor Road

File # 16 245505 NNY 33 0Z

Location of Application

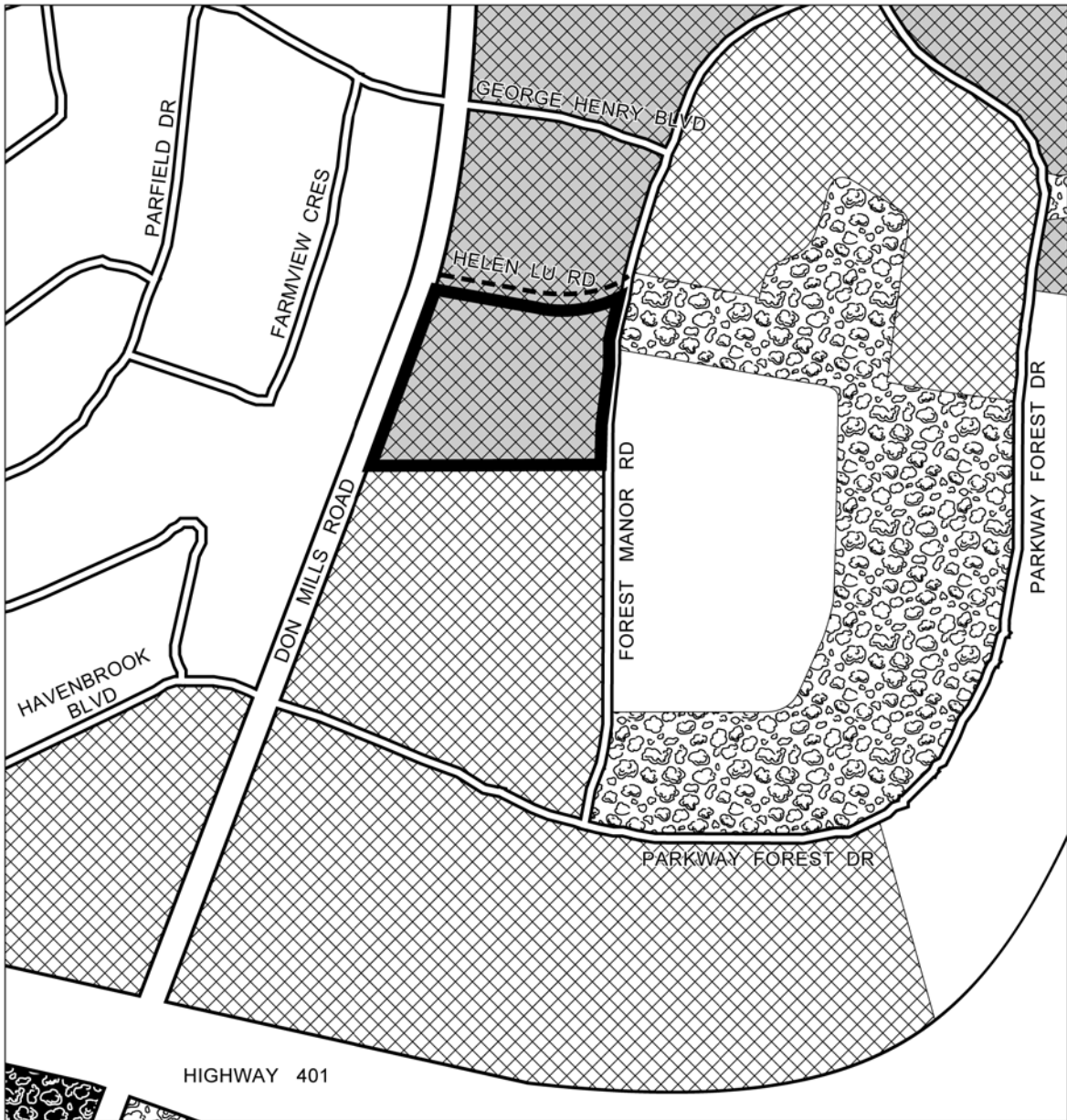
RD Residential Detached RT Residential Townhouse
 RA Residential Apartment

See Former City of North York By-Law No. 7625
 RM6 Multiple-Family Dwellings Sixth Density Zone
 O1 Open Space Zone



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





Attachment 10: Official Plan



TORONTO
 Extract from Official Plan

32-50 Forest Manor Road

File # 16 245505 NNY 33 OZ

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

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 12/05/2016

Attachment 11: Application Data Sheet

Application Type	OPA & Rezoning	Application Number:	16 245505 NNY 33 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 1, 2016
Municipal Address:	32-50 FOREST MANOR ROAD (BLOCK C)		
Location Description:	PLAN 7239 PT BLK I 66R23770 PART 1 **GRID N3305		
Project Description:	Amend the Official Plan and Sheppard East Subway Corridor Secondary Plan to permit an increase in density on the <i>Mixed Use Areas</i> lands from 3.5FSI to 4.1 FSI and amend the Zoning By-law to permit an increase in overall gross floor area from 377,431 square metres to 413,616 square metres, an increase in the overall number of dwelling units from 4,344 to 4,749 units and an increase in the overall non-residential gross floor area from 4,000 square metres to 5,370 square metres. The proposed additional gross floor area and dwelling units would be accommodated on Block C. No amendments are proposed to the approved building heights and built form.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 CHURCH ST, SUITE 200 TORONTO ON M5E 1M2	TONY VOLPENTESTA (BOUSFIELDS)	WZMH ARCHITECTS 95 ST. CLAIR AVE W TORONTO ON M4V 1N6	EMERALD CITY DEV. IV INC 2235 SHEPPARD AVE E SUITE 1700 TORONTO ON M2J 5B5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	4.2.8
Zoning:	RM6(H-4)(H-5)	Historical Status:	
Height Limit (m):	102	Site Plan Control Area:	Y

PROJECT INFORMATION - BLOCK C

Site Area (sq. m):	14774	Height:	Storeys:	33
Frontage (m):	0		Metres:	102
Depth (m):	0			
Total Ground Floor Area (sq. m):	5050			Total
Total Residential GFA (sq. m):	71600		Parking Spaces:	947
Total Non-Residential GFA (sq. m):	4350		Loading Docks	4
Total GFA (sq. m):	75950			
Lot Coverage Ratio (%):	34.2			
Floor Space Index:	4.1(Blocks A,B,C,D)			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	71600	0
Bachelor:	0	Retail GFA (sq. m):	4350	0
1 Bedroom:	596 (65%)	Office GFA (sq. m):	0	0
2 Bedroom:	308 (33%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	16 (2%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	920			

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