

**25 Leonard Avenue – Official Plan Amendment and
Zoning Amendment Applications – Final Report**

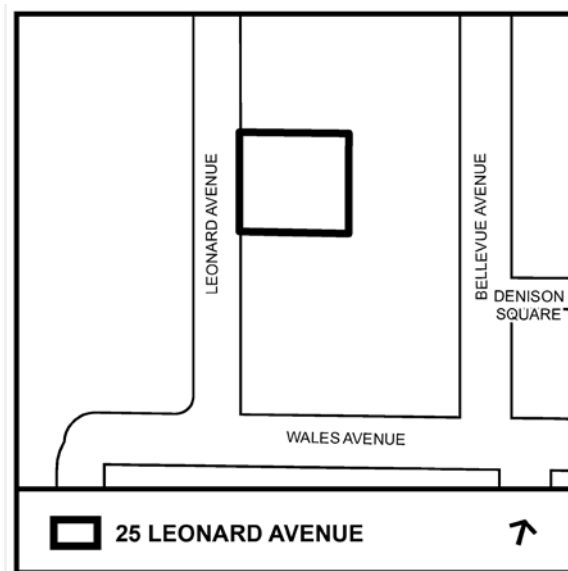
Date:	May 25, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina [or All]
Reference Number:	17 111968 STE 20 OZ

SUMMARY

These applications are for Official Plan and Zoning By-law amendments which propose to retain the existing six-storey residential building containing 77 rental/social housing units and construct a new, three-storey residential building containing 22 rental/social housing units on the north side of the site at 25 Leonard Avenue. No vehicular spaces will be provided on the site but 48 long-term and 20 short-term bicycle parking spaces will be located on site.

The existing apartment building, located on a property within the *Neighbourhoods* designation, was legally constructed prior to the approval of the Official Plan in 2006. Infill development on a site with an existing apartment building in *Neighbourhoods* is permitted, subject to meeting criteria related to infill development in *Apartment Neighbourhoods* and must also be grade related. The proposed building, while not grade related as it contains upper floor units, meets the criteria related to infill development in *Apartment Neighbourhoods* and also provides for 22 new supportive housing units.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 25 Leonard Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to the report from the Director, Community Planning, Toronto and East York District, dated May 25, 2017.
2. City Council amend Zoning By-law 438-86 for the lands at 25 Leonard Avenue substantially in accordance with the draft Zoning By-law Amendment to be available at the June 13, 2017 meeting of the Toronto and East York Community Council.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 25 Leonard Avenue substantially in accordance with the draft Zoning By-law Amendment to be available at the June 13, 2017 meeting of the Toronto and East York Community Council.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to submit a revised Site Plan drawing A011 showing a Type-G loading space measuring 13.0 metres in length, 4.0 metres in width, having an unencumbered vertical clearance of 6.1 metres, is level (+/- 2%), and constructed on a minimum of 200mm reinforced concrete on private property to the satisfaction of the General Manager, Solid Waste Management and the Executive Director, Engineering and Construction Services.
6. Before introducing the necessary Bills to City Council for enactment, require the owner to submit, as necessary, a complete formal resubmission, including updated plans, drawings, reports and studies, to the satisfaction of the Chief Planner and Executive Director, City Planning, and including a revised Functional Servicing Report and Hydrogeological Site Assessment Report, to the satisfaction of the Executive Director, Engineering & Construction Services.
7. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act satisfactory to the City Solicitor and in consultation with the Chief Planner and Executive Director, City Planning to secure the following as a legal convenience to support the development:
 - i. The owner shall provide and maintain on the lands known as 25 Leonard Avenue at least twenty-two (22) Social Housing Units located in the new building as generally shown on the plans for that site submitted to the City Planning Division, dated April 2017, for a period of at least 25 years from the date of first occupancy. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

- ii. The owner shall provide and maintain the existing seventy-seven (77) Social Housing Units at 25 Leonard Avenue for a period of at least 25 years, from the date of the Zoning By-Law coming into full force and effect, with all associated facilities, amenities and building improvements to be secured for the social housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
- iii. The owner shall upgrade the existing laundry room at 25 Leonard Avenue prior to occupancy of the new building on the site;
- iv. The owner shall improve the outdoor landscaped space for use by both buildings to include a courtyard between the two buildings, planters and seating areas as generally shown on the plans for 25 Leonard Avenue submitted to the City Planning Division, dated April 2017;
- v. The owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- vi. Prior to the commencement of any excavation and shoring work, the owner will submit a Construction Management Plan (including a Construction Mitigation Strategy addressing impact on the existing building on the site), to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include, but not be limited to, the size and location of construction staging areas, location and function of gates, information on concrete pouring, lighting details, construction vehicle parking and queuing locations, refuse storage, site security, site supervisor contact information, a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The existing building on the site was constructed in 1960 and was used as a medical building associated with the Toronto Western Hospital. The four-storey building was purchased by St. Clare's Multifaith Housing Society for the purpose of converting it to social housing with 51 units for people transitioning from the shelter system. A Minor Variance application was submitted in 2000 to the Committee of Adjustment to facilitate the conversion which was approved, but then subsequently appealed to the Ontario Municipal Board (OMB). The OMB dismissed the appeal.

In 2004, St. Clare's submitted a Site Plan Approval application and associated Minor Variance application to allow two, two-storey additions above the existing four-storey building to accommodate 26 additional social housing units. This application was approved by the Committee of Adjustment.

ISSUE BACKGROUND

Proposal

The proposal is to retain the existing six-storey residential building containing 77 social housing units on the site and to construct a new, three-storey residential building containing 22 social housing units as well as a new garbage room, on the north end of the site. The new building will have a height of 11.35 metres which is less than the 12 metre as-of-right height and will increase the density of the site from 1.66 times the area of the lot to 2.0 times the area of the lot. To accommodate the development, a driveway with four parking spaces, a wood garbage enclosure and four mature trees will have to be removed. The existing building contains one two-bedroom unit, 50 one-bedroom units and 26 bachelor units which will be retained. The proposed building will contain 22 bachelor units.

The proposed building will be designed in an east-west orientation and the side wall, rather than the front façade, will face Leonard Avenue. The facing distance between the new building and the existing building will be approximately 5.37 metres. The existing building contains units with windows along its north façade. In order to increase privacy between the two buildings, and also to optimize sunlight into the new building, the south-facing façade of the new building will be designed with angled windows which are offset from the windows in the existing building.

Ground floor units within the proposed building will be accessed directly from the courtyard between the two buildings. These will be the largest units and will be designed to be accessible. An enclosed garbage room serving both buildings will be located at the west end of the building, closest to the street. The upper two levels will be setback by 2.86 metres in order to accommodate an outdoor corridor providing access to each upper-floor unit. As the ground floor units have individual entrances from the outside and the upper floors will be accessed from an outdoor corridor, the applicant proposes to secure the site with a decorative metal fence between the two buildings. All residents will enter the site through the main front door of the existing building. Residents of the new building will then have to proceed to a side door within the north façade of the main building to get to their building. An exit-only gate will be provided within the proposed fence.

Indoor amenity space for the entire site will be provided on the basement and ground floors of the existing building and a new outdoor amenity area will be provided within the landscaped open space surrounding the two buildings. A total of 48 bicycle racks will be provided in the existing bike storage room in the basement and a new bicycle storage room on the ground floor of the existing building. In addition, 20 outdoor short term bicycle spaces will be provided, and the specific location of these will be determined at the site plan stage to ensure that these are in a convenient location which does not interfere with site circulation. The existing laundry room in the basement of the original building will be upgraded and will serve both buildings.

Please refer to Attachment No. 8 for project data.

Site and Surrounding Area

The subject site has a frontage of approximately 41.5 metres and a depth of approximately 45.5 metres for a total site area of 1,877 square metres and is located on the east side of Leonard Avenue, midblock between Nassau Street and Wales Avenue. As noted above, the site contains a six-storey residential building with 77 social housing units.

The following are found surrounding the site:

- North: Immediately adjacent to the site is a four-story parking facility serving the Toronto Western Hospital.
- West: Across the street from the site is the nine-storey Toronto Western Hospital
- South: To the south of the subject site are two and three-storey detached and semi-detached houses and a three-storey walk up apartment building.
- East: To the immediate east of the subject site are also two and three-storey detached and semi-detached houses. There is also a secondary suite located in the rear yard of an adjacent lot to the east. Further east is the Kensington Market community.

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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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 designated *Neighbourhoods* as shown on Map 21 – Land Use of the Official Plan.

Section 4.1 – Neighbourhoods

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Areas designated as *Neighbourhoods* within the Official Plan are generally not intended for significant redevelopment or intensification; they are intended to be stable areas where redevelopment respects and reinforces the existing built form. A key objective of the Official

Plan is to guide new development to respect and reinforce the general physical patterns in a *Neighbourhood*.

Additionally, under *Neighbourhoods* Policy 4.1.4, apartment buildings legally constructed prior to the approval of the Official Plan in 2006 are permitted in *Neighbourhoods*. Further, Policy 4.1.10 in the Official Plan states: "Where development is proposed on a site with an existing apartment building in *Neighbourhoods*, the new development must be grade-related and must also meet the criteria regarding infill development in *Apartment Neighbourhoods*."

Section 4.2 – Apartment Neighbourhoods

Official Plan Policy 4.2.3 related to infill development in *Apartment Neighbourhoods* indicates that significant growth is generally not intended within developed *Apartment Neighbourhoods*, however, compatible infill development may be considered on sites already containing an existing apartment building where sufficient underutilized space to accommodate an additional building is available while providing good quality of life for both new and existing residents.

Some of the criteria found in Policy 4.2.3 related to infill buildings include:

- locating and massing new buildings in a manner that provides transition between areas of different development and scale with the use of setbacks and/or stepping down of heights towards lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*;
- maintaining an appropriate level of residential amenity on site; and,
- maintaining adequate sunlight, privacy and areas of landscaped open space for both new and existing residents.

Section 3.2.1 – Housing

The Official Plan also contains policies related to housing. Namely, section 3.2.1 – Housing requires that a full range of housing, in terms of form, tenure and affordability, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes, among other forms, social and supportive housing.

Policy 5 provides that significant new development on sites containing 6 or more rental units, where the existing rental units will be kept in the new development, will secure the tenure of buildings where there are affordable or mid-range rents, and may also secure improvements to the existing buildings to maintain their viability and to provide amenity to the residents at no extra cost to the tenants.

Section 5.3.1 – The Official Plan Guides City Actions

Section 5.3.1 of the Official Plan states that it is a statutory document and amendments to the Plan that are not consistent with its general intent will be discouraged and that Council will be satisfied that any development permitted under a Plan amendment will be compatible with its physical context and will not affect nearby *Neighbourhoods* in a manner contrary to the neighbourhood protection policies in the Plan.

The Official Plan is to be read as a comprehensive and cohesive whole. This application has been reviewed against all policies of the Official Plan. The City of Toronto Official Plan is available on the City's website at http://www.toronto.ca/planning/official_plan

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 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 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. This applicant did not appeal OPA 320.

Zoning

In May 2013, the City passed and enacted a new harmonized Zoning By-law 569-2013. The zoning that applies to the subject lands is substantially the same with regard to use, density, and height as Zoning By-law 438-86.

The subject lands are zoned Residential (R (d1.0) Policy Area 1. The maximum height and density permissions remain unchanged at 12.0 metres with a density limit of 1.0 times the area of the lot (see Attachment 7).

Site Plan Control

A Site Plan application was submitted together with the Official Plan Amendment and Zoning By-law Amendment applications and is being reviewed concurrently.

Reasons for Application

The proposed development requires an Official Plan Amendment application because it does not conform to the policies of the *Neighbourhoods* land use designation of the Official Plan related to infill development on a site with an existing apartment building which requires the infill development to be grade-related. The proposed development contains second and third storey residential units.

The proposed development also requires a Zoning By-law Amendment application to permit the proposed construction of a second building on a lot where one building already exists as the Zoning By-law only permits one building on a lot. Additionally, the proposed density of 2.0 times the area of the lot exceeds the permitted density of 1.0 times the area of the lot. Other areas of non-compliance, such as building setbacks have also been identified.

Community Consultation

In 2016, a number of pre-application consultation meetings were held with the applicant and community members including the Kensington BIA and the Friends of Kensington Resident's Association. At the time, a number of concerns were raised with the proposal including surface parking spaces in front of the proposed building, insufficient window facing distances between the proposed and existing building and limited on-site landscaping. As a result of discussions between staff, the applicant and comments received from the community, appropriate

amendments were made by the applicant to mitigate these concerns. These include: removal of the parking spaces in front of the building and replacement of these with soft landscaping; angled windows to improve privacy between the two buildings and to optimize day lighting into the proposed building; addition of a new bicycle storage room in the existing building; and, general improvements to the proposed landscape scheme.

Further, upon submission of the Official Plan and Zoning By-law applications, a formal community consultation meeting was held on February 22, 2017. Comments received were generally supportive of the proposal, particularly related to the social housing aspect. It was felt that the development will have little impact on the surrounding neighbourhood. There were a few comments from adjacent neighbours to the east related to shadow, overlook and ambient noise. Responses to these concerns were incorporated into revised plans and studies by the applicant.

Agency Circulation

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

COMMENTS

As staff had the opportunity to review, comment and obtain feedback from the community on a number of iterations of the proposal at the pre-application stage, few revisions were required once the applicant's formal Official Plan and Zoning Amendment applications were received.

Provincial Policy Statement and Provincial Plans

Section 1.0 – Building Strong Healthy Communities of the PPS reviews matters pertaining to building strong healthy communities. Specifically, this section states (in part) that healthy, liveable and safe communities are sustained by, among other matters, accommodating an appropriate range and mix of residential uses (including affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs.

In addition, the PPS, 2014 states (in part) that planning authorities shall provide for an appropriate range and mix of housing type to meet projected requirements of current and future residents by permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Section 4.0 – Implementation and Interpretation of the PPS states that the municipal official plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans."

The proposal is consistent with the PPS, 2014 as it ensures the appropriate provision of residential uses, including affordable housing, will be provided.

The proposal does not conflict with the Growth Plan for the Greater Golden Horseshoe, as the proposal contemplates development on a location supported by higher-order transit and ensures the provision of complete communities through the provision of a full range of housing and affordable housing.

Land Use

The proposed lower-scale building includes residential uses (social housing) which are permitted by the Official Plan land use designation. This use supports the objective of maintaining Toronto's *Neighbourhoods* as complete communities.

Density, Height, Massing

The proposed new building will have a height of 11.35 metres which is less than the 12 metre as-of-right height and will increase the density of the site from its current density of 1.66 times the area of the lot to 2.0 times the area of the lot.

According to the Official Plan, *Neighbourhoods* are considered to be physically stable areas and development will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Neighbourhoods contain a full range of residential uses contained within lower-scale buildings which primarily consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartment buildings that are four storeys or less. However, apartment buildings legally constructed prior to the approval of the Official Plan in 2006 are permitted in *Neighbourhoods* (Policy 4.1.4).

The subject site, designated *Neighbourhoods*, contains an existing six-storey apartment building which predates the 2006 Official Plan and is recognized as a permitted use. *Neighbourhoods* Policy 4.1.10 allows for new development on a site with an existing apartment building, so long as the development is grade-related and also meets the criteria regarding infill development in *Apartment Neighbourhoods*.

The infill criteria for *Apartment Neighbourhoods* state that significant growth is generally not intended within developed *Apartment Neighbourhoods*, however, compatible infill development may be considered on sites already containing an existing apartment building where sufficient underutilized space to accommodate an additional building is available while providing good quality of life for both new and existing residents. To this end, *Apartment Neighbourhoods* Policy 4.2.3 provides development criteria that serve as an evaluation framework related to infill development on a site containing an existing apartment building, indicating that the proposed building will:

- a) meet the development criteria for apartments (which includes locating and massing new buildings in a manner that provides transition between areas of different development and scale and limiting shadow impacts on properties in adjacent lower-scale *Neighbourhoods*;
- b) maintain an appropriate level of residential amenity on the site;
- d) maintain existing sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on site to frame streets, parks and open space 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 whenever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking properly screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist; and
- i) preserve or provide adequate alternative on-site recreational space for residents.

While not grade related, the proposed building is three-storeys in height and meets the *Apartment Neighbourhoods* development criteria in that it is of a height, mass and density that does not adversely impact adjacent *Neighbourhoods* properties that are developed with two and three storey house form buildings. The adjacent *Neighbourhoods* properties are located to the south and to the east of the site.

Lands located to the north and west of the site are respectively developed with a four-storey parking structure and a nine-storey hospital building, and the proposed building is to be located between the existing six-storey building on the site and the abutting parking structure.

A proposed exterior stairwell at the eastern façade located 2.5 metres from the rear property line, instead of the required 7.5 metres, created some concern related to overlook by adjacent property owners to the east. In order to address this, the applicant agreed to enclose the stairwell and provide cut-outs within the south elevation for light access and safety.

To protect sunlight and privacy conditions for residents of both buildings on the subject site, a number of design features, such as angled windows, are incorporated into the development. The side, rather than the front elevation, will face the street, and in order to frame and animate the street, this elevation contains primary windows and articulation more typical of a front façade. Additionally, tree planting and benches will be located in the front yard adjacent to the new building which will further animate the space.

A significant amount of amenity space will be provided on the site to be shared between residents of both buildings. The amount of indoor amenity space will exceed the minimum required by about 44 square metres while the outdoor amenity will equal 121.5 square metres which is below the minimum 198 square metres required. However, while the new courtyard proposed between the two buildings is also not included in the outdoor amenity space calculation, this space contains benches and planters and more than makes up the outdoor amenity space shortfall in size.

In order for the site to function as one cohesive development rather than two separate buildings on one site, a fence will be located between the two buildings and all tenants will be required to enter through the main front door of the existing building, accessible from the street. Residents of the new building will then proceed to a side door located within the north façade of the main building to get to their building. This will improve the overall safety of the site as the proposed building will contain ground floor units with front doors that open directly to the outside. Shared amenities such as the indoor amenity space, laundry facilities and indoor bike storage room will be located within the existing building to be used by residents of both buildings. An exit-only gate will be provided within the proposed fence.

Sun, Shadow and Noise

The Official Plan requires new development to be massed to fit harmoniously into its existing and/or planned context by adequately limiting any resulting shadowing of neighbouring streets, properties and open spaces. Sun and shadow studies are not typically required for developments of less than 20 metres in height. In this instance, although the proposed building will be 11.35 metres tall, it will be located 2.3 metres, rather than the required 7.5 metres, from the east property line, raising concerns related to potential shadow on adjacent residential properties to the east. A sun and shadow study was prepared by the applicant for the spring and fall equinox (March 21st and September 21st) and review of this determined that no adverse shadow impacts will be created by the proposed development.

As well, concerns were voiced at the formal community meeting related to potential additional ambient noise generated by the development. To address this issue, the applicant conducted a noise study which concluded that the mechanical equipment located at the north-east corner of the site, which is screened with an acoustic barrier, falls within acceptable noise levels.

Amenity Space

The minimum amount of amenity space, measuring 2.0 metres per unit of each, indoor and outdoor space, is required. As noted above, in this instance, 198 square metres of each, indoor and outdoor space is required and 242.5 square metres and 121.5 square metres of indoor and outdoor space is provided respectively. The amount of indoor amenity provided exceeds the minimums required and there is also landscaped open space on the site which is not included in the outdoor amenity space calculation.

Vehicular Parking and Bicycle Parking

The site currently contains four parking spaces which have to be removed in order to accommodate the proposed development. While the Zoning By-law requires two vehicular parking spaces, City Transportation Services staff have indicated no objection to the proposal for zero on-site vehicular parking given the nominal parking supply shortfall.

To address the parking shortfall, a total of 68 bicycle spaces will be provided of which 48 spaces will be within bicycle storage spaces in the basement and ground floor of the existing building and 20 outdoor bike locks will be provided within the front yard.

Loading and Solid Waste

A new garbage room is proposed within the western end of the new building having a size of 44.3 square metres (exceeding the minimum requirement of 37.74 square metres). To accommodate the 99 residential units, one Type-G loading space that is 13 metres in length and 4 metres in width is required to allow for on-site City garbage pick-up. The applicant however is proposing curb-side pick-up.

In 2004 the Committee of Adjustment, which approved the two vertical additions to the existing building, also approved a variance exempting the Type-G loading space requirement. Despite this variance, according to the Loading Study submitted with the application, the site currently receives on-site City contracted garbage pick-up. The garbage truck enters the site in a forward motion and exits the site in a backward motion with the assistance of an on-site flag person.

The proposal to move from on-site garbage pick up to curb-side garbage pick-up with the addition of 22 residential units was not accepted by City Engineering and Construction Services.

Staff will continue to work with the applicant to arrive at an acceptable solution to the satisfaction of the Director, Construction and Engineering Services.

Servicing

A revised Site Servicing and Grading Plan, Functional Servicing and Storm Management Report and Hydrogeological Site Assessment were submitted by the applicant on May 1, 2017 and are currently being reviewed by Engineering and Construction Services. Bills related to this development will be held until such time as these plans and reports are accepted to the satisfaction of Engineering and Construction Services.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

Given that the proposed is for social housing as defined by the Official Plan, the development is exempt from the parkland dedication requirement under Chapter 415, article III, Section 30A(1) of the Toronto Municipal Code.

Tree Preservation

The Arborist Report submitted in support of the application indicates that there are nine trees within and immediately adjacent to the subject site that qualify for protection under the City's Tree Protection By-law. Of these, three City-owned trees and two trees on the adjacent property are proposed to be protected, and four privately-owned trees are proposed to be removed, the removal of which has been approved by Parks, Forestry and Recreation.

Existing Social Housing

A number of improvements to the existing social housing building and outdoor amenity will be provided that will benefit the existing tenants as well as the new tenants. The owner has proposed to provide security improvements and upgrades to the laundry facilities. The outdoor amenity space will also be improved through the addition of an outdoor BBQ area. The improvements will be secured through an agreement with the City.

St. Clare's has also agreed to maintain the tenure of the existing and new buildings as social housing for at least a 25 year period.

Staff will work with St. Clare's to finalize a Construction Mitigation and Tenant Communication strategy to ensure that construction activity does not unduly impact existing tenants.

The proposal for improvements to the existing rental building and agreement to maintain the tenure as rental housing conforms with Official Plan policy 3.2.1.5.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of

performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law and future site plan agreement will secure performance measures for the following Tier 1 development features, including, but not limited to:

- Air Quality, such as providing a cool roofing materials for 100% of the available roof space;
- Provision of full cut-off lighting;
- Replacement of existing concrete pavers with permeable unit pavers; and
- Storage and Collection of Recycling and Organic Waste such as the collection and sorting for a three-system collection system providing garbage, recycling and organic collection and storage.

Tenure

The tenure for the proposed units is rental.

CONTACT

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SIGNATURE

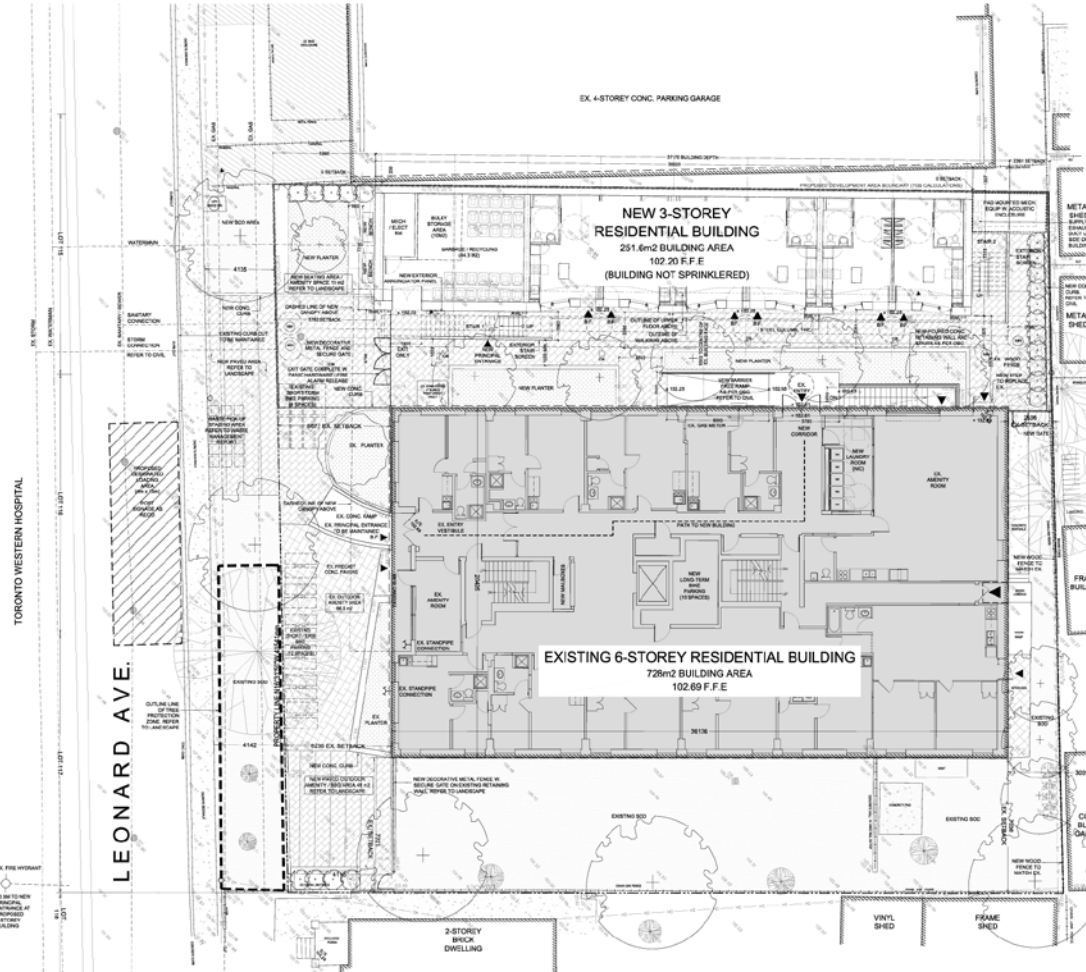
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: West Elevation
- Attachment 3: South Elevation
- Attachment 4: East Elevation
- Attachment 5: North Elevation
- Attachment 6: Official Plan
- Attachment 7: Zoning
- Attachment 8: Application Data Sheet
- Attachment 9: Draft Official Plan Amendment
- Attachment 10: Draft Zoning By-law Amendment (438-86)
- Attachment 11: Draft Zoning By-law Amendment (569-2013)

Attachment 1: Site Plan



Site Plan

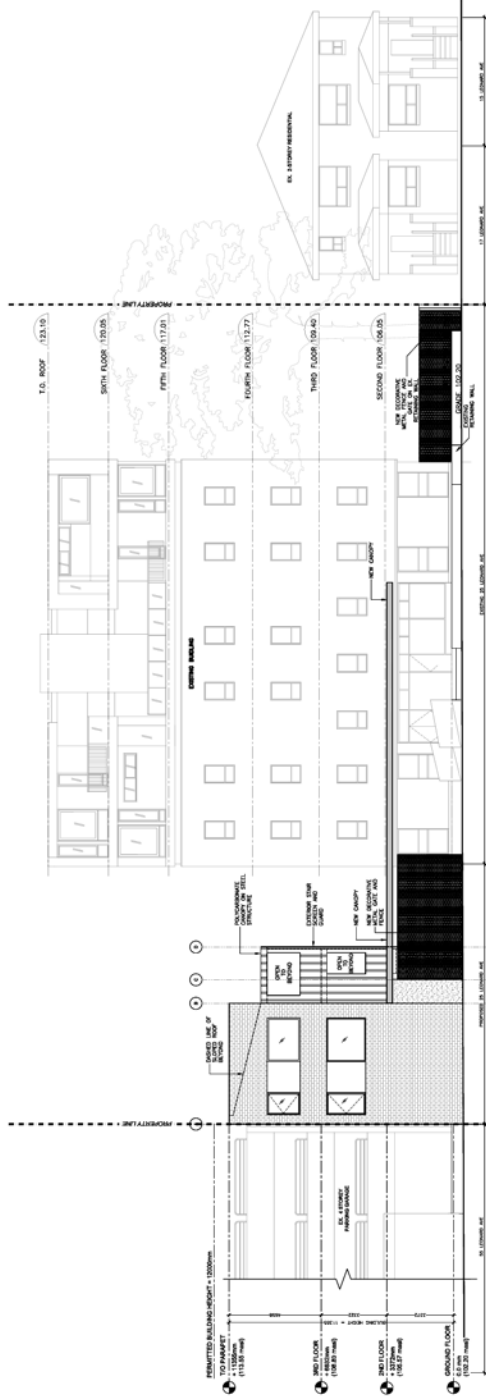
Applicant's Submitted Drawing

Not to Scale 
05/10/2017

25 Leonard Avenue

File # 17 111968 STE 20 OZ

Attachment 2: West Elevation

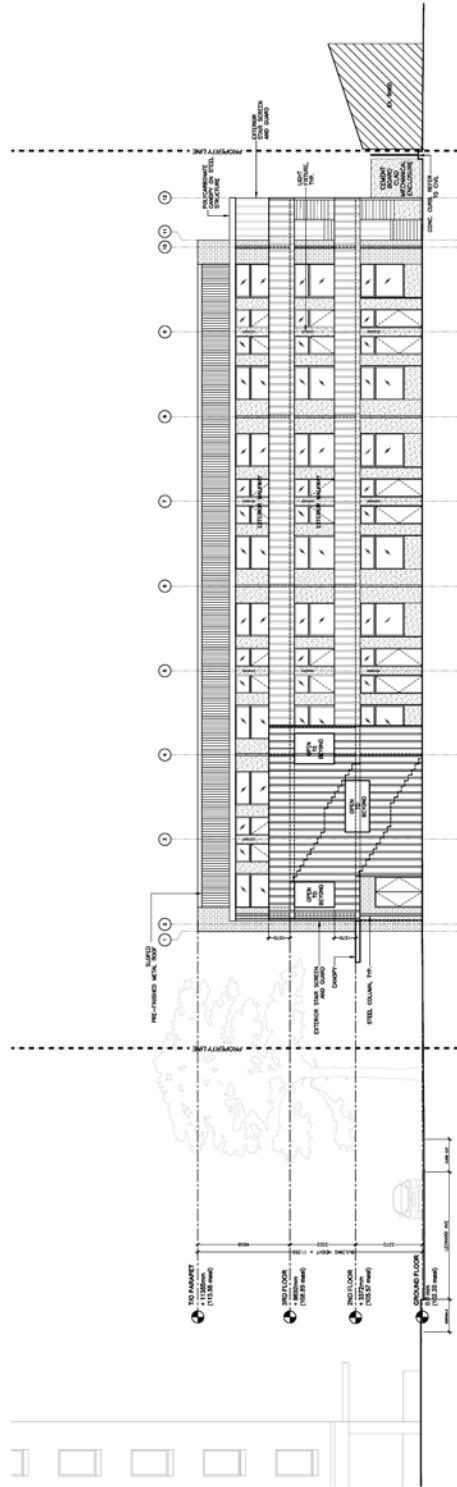


25 Leonard Avenue

File # 17 111968 STE 20 0Z

West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/21/2017

Attachment 3: South Elevation



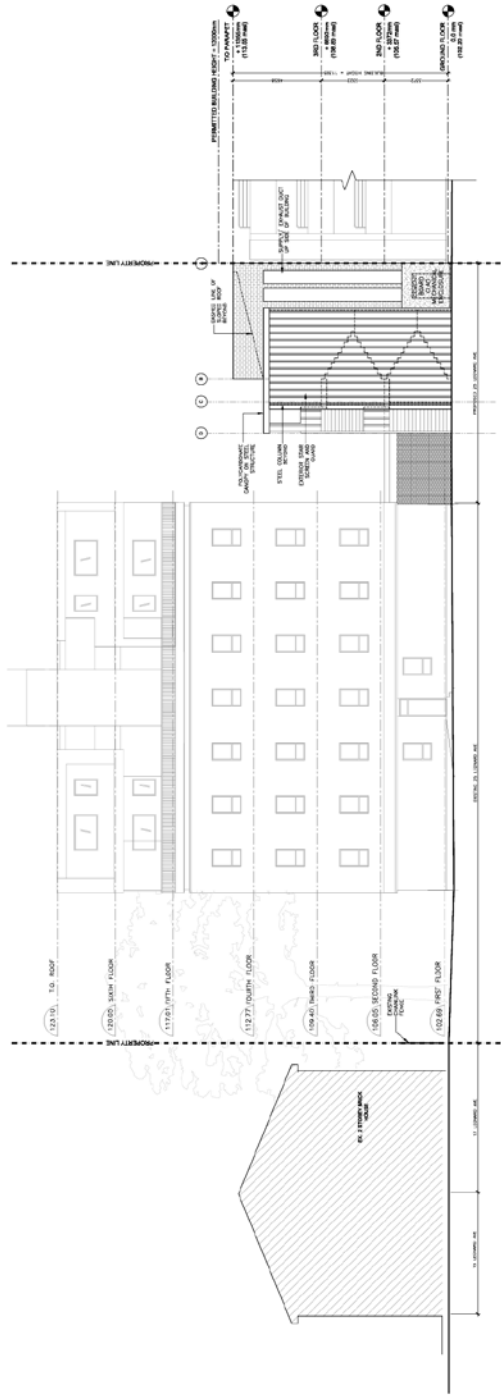
25 Leonard Avenue

File # 17 111968 STE 20 0Z

South Elevation
 Applicant's Submitted Drawing

Not to Scale
 02/21/2017

Attachment 4: East Elevation

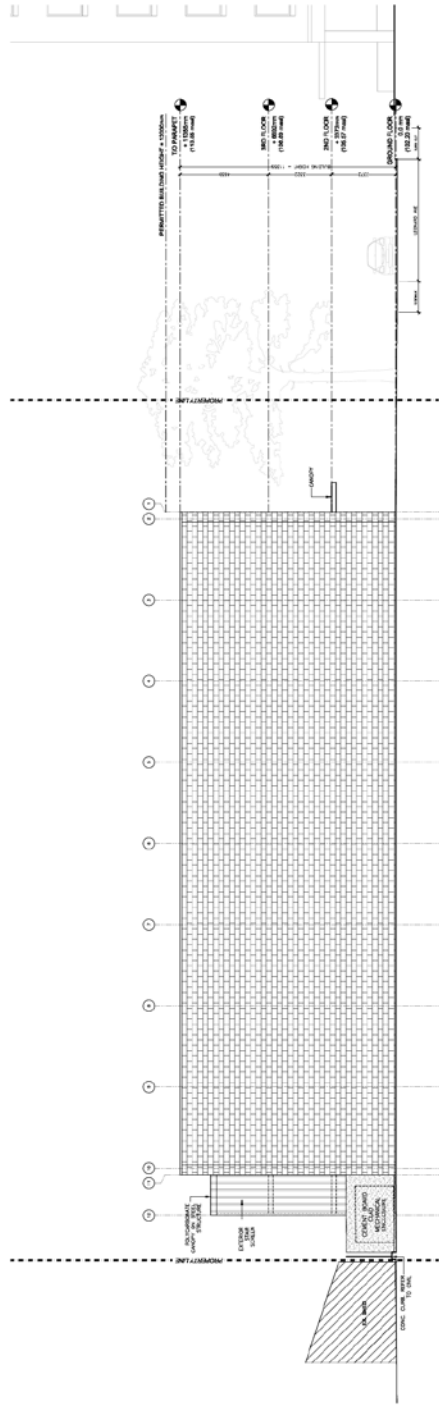


25 Leonard Avenue

East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/21/2017

File # 17 111968 STE 20.0Z

Attachment 5: North Elevation

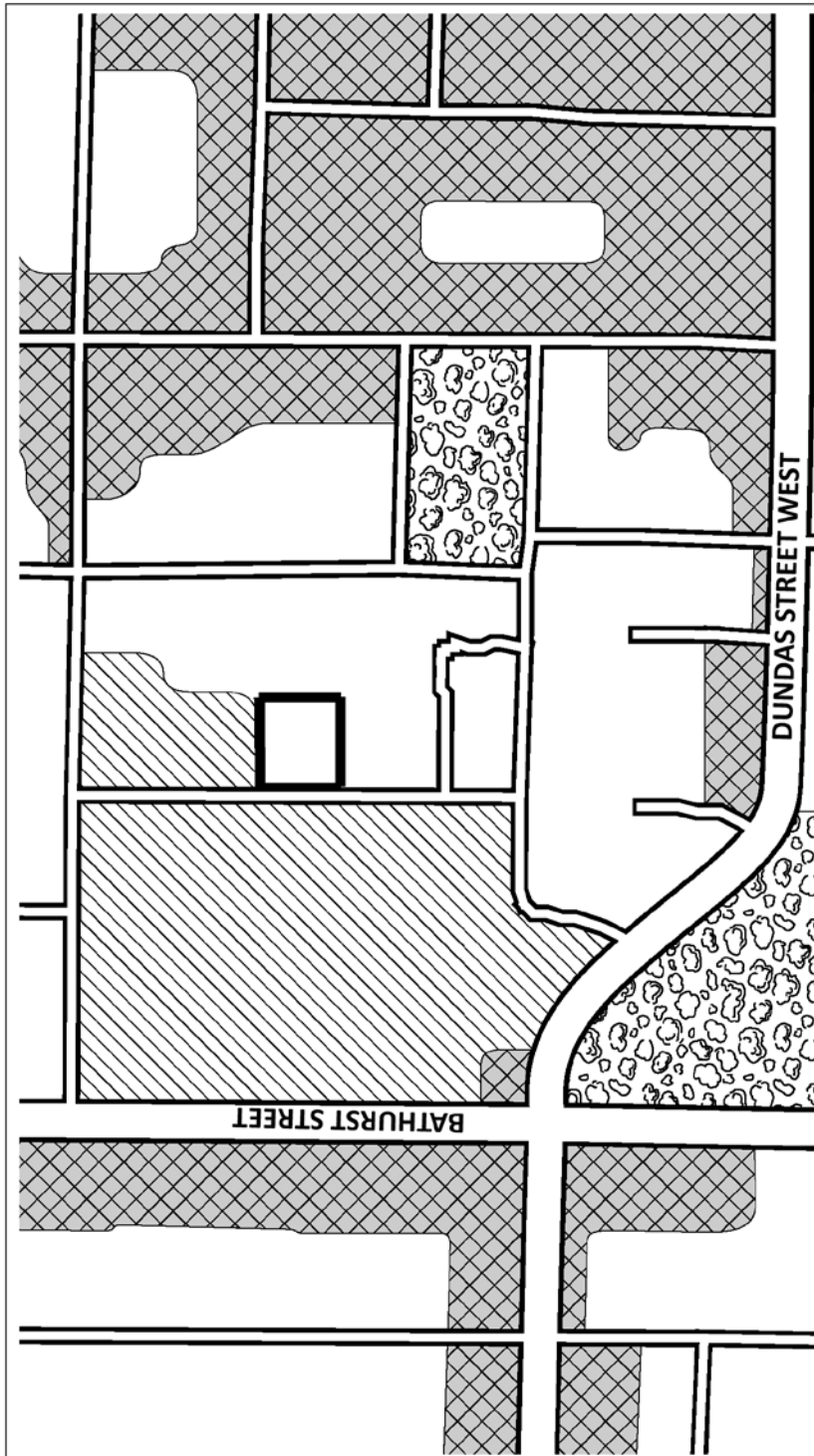


25 Leonard Avenue

File # 17 111968 STE 20 0Z

North Elevation
Applicant's Submitted Drawing
Not to Scale
02/21/2017

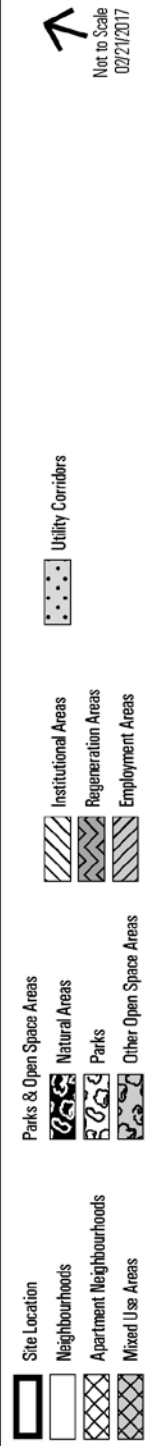
Attachment 6: Official Plan



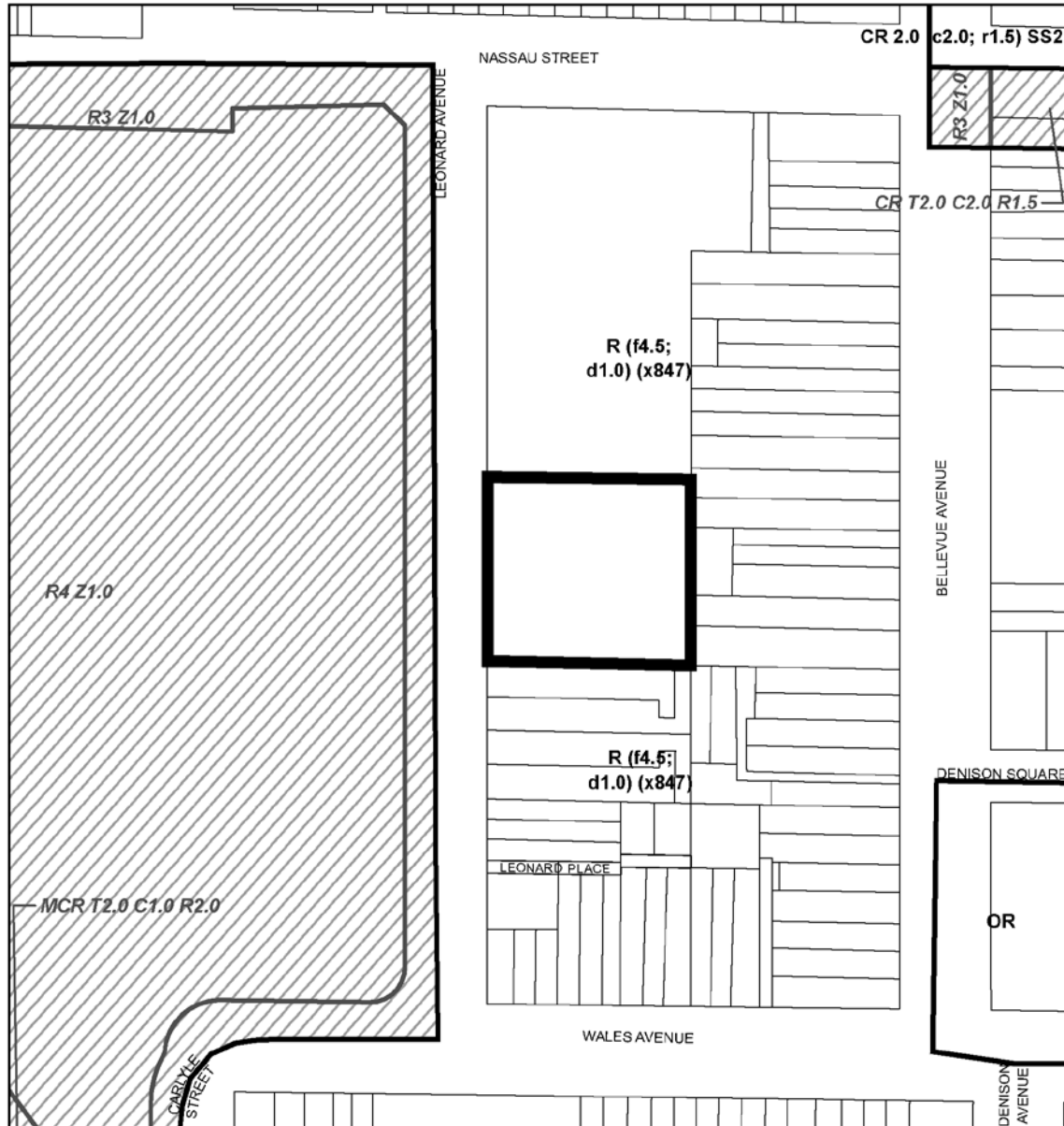
TORONTO
Extract from Official Plan

25 Leonard Avenue

File # 17 111968 STE 20 0Z




Attachment 7: Zoning





Zoning By-Law No. 569-2013

25 Leonard Avenue

File # 17 111968 STE 20 OZ

-  Location of Application
- R Residential
- CR Commercial Residential
- OR Open Space Recreation

-  See Former City of Toronto By-Law No. 438-86
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District


 Not to Scale
 Extracted: 02/21/2017

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 111968 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 1, 2017
Municipal Address:	25 LEONARD AVE		
Location Description:	PLAN D55 LOTS 116 & 117 PT LOTS 115 EXEMPT SEC 3(1)12 ASSESSMENT ACT RSO 1990 C.A.31 **GRID S2008		
Project Description:	Proposal to retain the existing 6 storey residential building and construct a new 3 storey affordable housing building containing 22 residential units on the north side of the property. No vehicular parking spaces will be provided and 73 bicycle racks and storage will be provided on the site.		

Applicant:	Agent:	Architect:	Owner:
ST. CLARE'S MULTIFAITH HOUSING SOCIETY	GLADKI PLANNING	LGA ARCHITECTURAL PARTNERS	ST. CLARE'S MULTIFAITH HOUSING SOCIETY

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R (f4.5; d1.0) (x847)	Historical Status:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1877	Height:	Storeys:	3
Frontage (m):	41.45		Metres:	11.3
Depth (m):	45.2			
Total Ground Floor Area (sq. m):	980			Total
Total Residential GFA (sq. m):	3777		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3777			
Lot Coverage Ratio (%):	52			
Floor Space Index:	2.01			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3478	299
Bachelor:	48	Retail GFA (sq. m):	0	0
1 Bedroom:	50	Office GFA (sq. m):	0	0
2 Bedroom:	1	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	99			

CONTACT:	PLANNER NAME:	Joanna Kimont, Planner
	TELEPHONE:	(416) 392-7216

Attachment 9: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2016, as
25 Leonard Avenue**

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

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

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

1. The attached Amendment No. 383 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 383 TO THE OFFICIAL PLAN

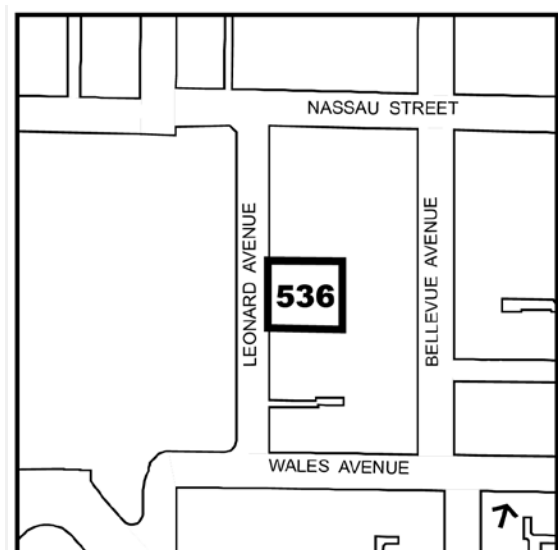
LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 25 Leonard Avenue

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 536 for lands known municipally in 2016 as 25 Leonard Avenue, as follows:

536. 25 Leonard Avenue

A three-storey residential building is permitted on the north portion of the lands and a six-storey residential building is permitted on the south portion of the lands, provided that both buildings only contain social housing units which cumulatively equal no more than 99 units.



Attachment 10: Draft Zoning By-law Amendment (438-86)

**To be available at the June 13, 2017 Toronto East York
Community Consultation meeting**

Attachment 11: Draft Zoning By-law Amendment (569-2013)

**To be available at the June 13, 2017 Toronto East York
Community Consultation meeting**