

12-24 Leith Hill Road - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition Applications - Preliminary Report

Date:	April 16, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	18 125292 NNY 33 OZ and 18 110887 NNY 33 RH

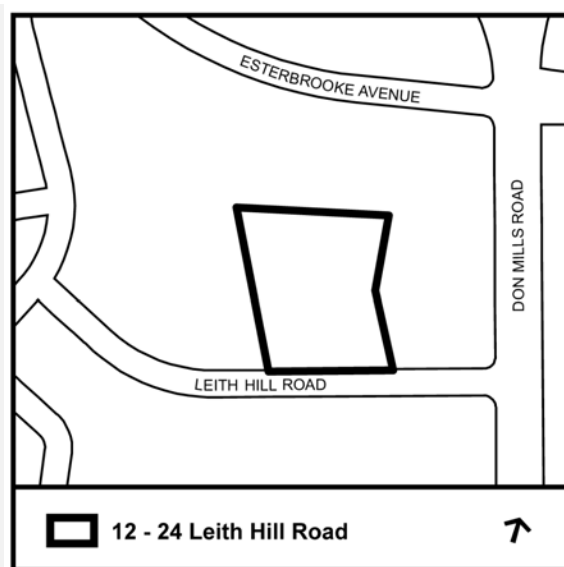
SUMMARY

This application proposes a 12-storey apartment building (with 159 rental units) and four blocks of 3-storey stacked townhouses (64 units) at 12-24 Leith Hill Road. The existing 16-storey rental apartment building and six townhouses would be retained, thereby resulting in a total of 447 units across the site. Access would be via the existing driveway and the underground parking is proposed to be extended to accommodate the proposal, for a total of 433 parking spaces within the underground garage. The proposed density is 2.81 times the lot area.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of one (1) existing one-bedroom rental dwelling unit.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Planning staff have significant concerns with the proposal in its current form, particularly with respect to built form/massing, coverage, height, transition, compatibility, access, the



need for a context plan and parkland dedication among other matters.

A Final Report and Public Meeting under the *Planning Act* will be scheduled following community consultation and resolution of outstanding issues, provided the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 12-24 Leith Hill Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.
4. Should the application be appealed to the Local Planning Appeal Tribunal, Council direct the City Solicitor and appropriate City staff to appear before the Local Planning Appeal Tribunal to oppose the proposal.

Financial Impact

The recommendations in this report have no financial impact.

Decision History

A Minor Variance application (File No.A0994/17NY) was submitted on October 25, 2017 to legalize and maintain the existing parking supply of 204 spaces. This application was approved by Committee of Adjustment on January 11, 2018.

A Rental Housing Demolition and Conversion application (File No. 18 110887 NNY 33 RH) was submitted to the City on January 29, 2018 to demolish a one-bedroom rental unit and site office to create a two-bedroom unit, demolish a portion of the locker room to create a bachelor unit, and add two, one-bedroom units which would replace current storage areas. In addition, a gym and library are proposed on the ground floor, replacing existing janitor and storage rooms. The application is currently under review by City staff.

Pre-Application Consultation

A pre-application consultation meeting was held on November 29, 2016 with the applicant to discuss the planning policy framework for the area and the complete application submission requirements. Staff raised significant concerns with the proposed height, massing, density, access, and relationship to the existing building and surrounding existing/proposed buildings.

ISSUE BACKGROUND

PROPOSAL

The application proposes infill buildings around a tower-in-the-park apartment building, including a 12-storey (40 metre) residential apartment building located to the northeast of the existing 16-storey rental apartment building. The proposed apartment building is on land currently utilized as a swimming pool for the existing building. The existing 16-storey rental apartment building and six townhouses on the north edge of the site, would be retained as part of the proposal.

The proposed apartment infill building would feature a one-storey base building, with a height of approximately 4.5 metres, which would be built into the slope on the northeastern portion of the site. In addition to containing the residential lobby, it would also contain 40 parking spaces, garbage rooms and service rooms. Two retaining walls are proposed on the northern and eastern boundaries to accommodate the structure. A second floor terrace would wrap around the northern, western and eastern sides of the building, and provide outdoor amenity space. The proposed floorplate is 975 square metres from the 2nd to the 12th floors. The building is located close to the northern (rear) and eastern (side) property lines, with a side yard setback of 1.21 metres, and a rear yard setback of 0.99 to 1.2 metres. The separation distance between the existing and proposed tower ranges from 11.5 metres to 19 metres. The proposed tower separation from the proposed tower and existing off-site towers to the north and east are 50 metres and 15.3 metres respectively.

Four blocks of stacked townhouses containing 64 units are proposed along the southern and western boundaries, with two blocks would fronting Leith Hill Road and two blocks adjacent to the western site boundary. The townhouses would have a flat roof, with Blocks A and B appearing as 3½ storeys (9.8 metres) from the front elevation (facing Leith Hill Road) and Blocks C and D appearing as 3-storeys from the front elevation and 4-storeys (12.3 metres) from the rear elevation.

Two areas of landscaped amenity space are proposed at the northeast and southwest corners of the site, each proposing a children's play area. The rest of the site is mostly paved, with surface parking in the centre. With regard to indoor amenity space, an area of 343 square metres is proposed on the second floor of the proposed 12-storey building in the form of a gym, fitness room and theatre room. Within the existing building, a gym and library are proposed. There is currently no indoor amenity space within the existing building.

Vehicular access to the site is proposed via the existing driveway off Leith Hill Road, and the underground parking ramp would service both the existing and proposed development. The surface parking located to the west of the existing building would be retained and an additional turning circle is proposed adjacent to the proposed 12-storey building. Additional internal sidewalks are proposed around the site, adjacent to the townhouse blocks and apartment buildings.

A total of 433 parking spaces are proposed for both the existing and proposed buildings, to be accommodated at-grade, on the ground floor of the proposed 12-storey building and within the underground garage, which would be expanded to accommodate the additional parking spaces. A total of 192 bicycle parking spaces are proposed to be located within the ground and P1 levels of the proposed building, and 17 visitor spaces located at grade to the south of the proposed building, adjacent to the bicycle storage. The parking spaces for the new townhouses would be located within the shared underground parking garage and surface parking spaces.

An exterior Type "G" loading space would be located to the southwest of the proposed building, between the existing and proposed buildings. The garbage storage would be located on the ground floor level of the proposed building. The existing garbage storage area for the existing building would be relocated from the southeast corner of the subject site to a central garbage staging area located between the existing and proposed apartment buildings.

A summary of the key statistics for the proposed development can be found in the tables below.

Project Criteria	Existing rental apartment building	Proposed residential rental building	Totals
Height –storeys and metres	16(34.8)	12(40) (44 including mechanical penthouse)	
Gross Floor Area (square metres)	21,328- Apartment building 732- Townhouses	11,764 – 12- storey building 5,001- Townhouses	38,825
Density (FSI)	1.54	1.26	2.81
Residential Units (apartment and townhouses)	1 Bdr- 65 (30%) 2 Bdr- 122 (56%) 3 Bdr- 37 (14%) Total- 224	Studio- 21 (13.2%) 1 Bdr- 96 (60.4%) 2 Bdr- 42 (26.4%) Total- 159	377 apartment units (447 incl. townhouses)
Setbacks (metres)	Front- 27 Rear- 27 Side (west)- 50 Side (east)- 32-51	Front – 72-82 Rear (north)- 0.99-1.2 Side (east)- 1.21 Side (west)- 78	
Separation to existing on-site rental building		11.5m to 19m	
Parking Spaces	223	210	433
Bicycle Parking	0	192	192

Proposed Townhouses

Project Criteria	Proposed townhouses
Height- storeys and (metres)	9.8-12.3 3-storeys (front elevations) (9.8) 4-storeys (rear elevations) (12.3)
Setbacks (metres)	Front: (Blocks A & B) – 5 metres to Leith Hill Road (Blocks C & D) 4.2 to sidewalk Rear: (Blocks C & D) – 7.8 metres to the western property line Side (east)- 3.0 from Block A Side (west)- 4.0 from Block B
Separation distance between western townhouses and existing apartment building (metres)	30

The breakdown of the existing/proposed amenity space is as follows:

Type of Amenity Space	Existing Apartment Building	Proposed Apartment Building
Indoor Amenity Space		
Existing	No existing indoor amenity space.	
Proposed	Alterations to the ground floor of the existing building to include a gym and library.	343 sq.m. on the 2 nd floor of the proposed apartment building, comprising a party room, fitness room and theatre room.
Outdoor Amenity Space		
Existing	Outdoor swimming pool and landscaped open space	No pool
Proposed (shared between existing and proposed buildings)		692 sq.m. amenity space on a 2 nd floor terrace of the proposed building, adjacent to the indoor amenity space. Additional 888 sq.m. of landscaped areas located at-grade around the site.

Refer to Attachments 1 to 8 for the proposed Site Plan, Rendering and Elevations, and 13 (Application Data Sheet) for project statistics.

Site and Surrounding Area

The property is located on the north side of Leith Hill Road, approximately 160 metres west of Don Mills Road and 350 metres from the Don Mills Road and Sheppard Avenue East intersection. The lot has an irregular shape (see key map on page 1) with a frontage of 102 metres along Leith Hill Road, an average depth of 132 metres and an area of 14,292.8 square metres.

The site is currently developed with a 16-storey rental apartment building containing 218 rental units, located centrally within the site, and six two-storey townhouses within one block, at the northwestern portion of the site. Vehicular access is provided from a driveway off Leith Hill Road which leads to the underground parking ramp, located parallel to the street. There is surface parking on the east and west sides of the building with a covered drop-off at the main entrance.

On the northeastern portion of the subject site is an outdoor swimming pool and deck, which is elevated above the site and accessed via a set of stairs, with a grade difference of approximately 2.5 metres to the lands surrounding the apartment building. The rest of the site is generally flat, with a gentle decline at the western edge of the site.

Surrounding land uses include:

North: Immediately to the north is a 19-storey residential apartment building at 35 Esterbooke Avenue. Further north are two 15-storey apartment buildings at 20 and 30 Esterbooke Avenue. The sites feature substantial landscaped open space areas and are designated *Apartment Neighbourhoods*.

West: Designated *Neighbourhoods*, the land immediately west of the site contains two-storey townhouses within several blocks. Further west of this is the Don Valley Village, a low rise neighbourhood comprised of two-storey single family dwellings as well as Dallington Public School and Dallington Park.

East: On the northwest corner of Leith Hill Road and Don Mills Road is an 11-storey residential building at 34 Leith Hill Road. Fairview Mall is located on the east side of Don Mills Road. A multi-level parking structure and bus terminal connected to the Don Mills subway station occupy the northeast corner of the Don Mills Road/Sheppard Avenue East intersection. In addition, a four-storey medical building and Toronto District Public Library branch are located to the north of the mall. The entire mall site is designated *Mixed Use Areas*.

South: On the south side of Leith Hill Road is a 15-storey apartment building at 25 Leith Hill Road. To the rear of the building is an area containing surface parking, an outdoor swimming pool and landscaped open space. To the east of this site is a

19-storey apartment building at 2600 Don Mills Road which is the subject of an Official Plan and Zoning By-law Amendment application for a residential infill proposal (File No. 17 260070 NNY 33 OZ). To the south of 25 Leith Hill Road is a 16-storey apartment building at 1650 Sheppard Avenue East, which is also the subject of an Official Plan and Zoning By-law Amendment application for a residential infill proposal (File No. 16 270525 NNY 33 OZ). Both applications are under appeal to the Ontario Municipal Board. These lands are designated *Apartment Neighbourhoods* and this quadrant is subject to an ongoing Context Plan study which is being conducted with area landowners and City Staff. To the west of this site is St. Timothy Church and the St. Timothy Catholic School, both of which are on lands designated *Neighbourhoods*.

Provincial Policy Statement and Growth Plan

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:

- the efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- protection of the natural and built environment;
- building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- residential development promoting a mix of housing types and affordability to meet protected requirements of current and future residents;
- recreation, parks and open space;
- transportation choices that increase the use of active transportation and transit; and
- encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high-quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- building complete communities with a diverse range of housing options, public service facilities, adequate parkland, recreation and green space that better connect transit to where people live and work;
- retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. 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. This planning application will be tested for consistency with the Provincial Policy Statement (2014) and for conformity with the Growth Plan for the Greater Golden Horseshoe (2017).

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the Growth Plan (2017) noted above as part of the City's development approval process.

Official Plan

The subject site is designated *Apartment Neighbourhoods* on Map 19, Land Use, in the City of Toronto Official Plan (see Attachment 9). *Apartment Neighbourhoods* are considered physically stable areas of the City made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of the area residents. Generally, significant growth is not anticipated in *Apartment Neighbourhoods*, however the Official Plan states that there may be opportunities for sites with underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

Public Realm

The public realm policies within Section 3.1.1 of the Official Plan acknowledge the importance of the public realm and quality urban design in creating great communities and a great city. Among other matters, the policies aim to promote quality architectural, landscape and urban design; ensure that new streets are public streets that incorporate the Complete Streets approach by balancing the needs of a variety of users; and ensure that sidewalks and boulevards are designed to provide safe, attractive, interesting, and comfortable spaces for pedestrians.

Built Form

Section 3.1.2 of the Official Plan identifies the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the existing and planned context of the neighbourhood and the City. These policies require new development to:

- a) be located and organized to fit with its existing and/or planned context. Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces;
- b) locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- c) be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties;
- d) be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas; and
- e) provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Tall Buildings

Tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure tall buildings fit within their existing and/or planned context and limit local impacts, there are additional built form principles that apply to the location and design of tall buildings. These built form policy principles are found in Section 3.1.3.1 and include:

- a) tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
 - a. base building- provide definition and support at an appropriate scale for adjacent streets, minimize the impact of parking and servicing uses;
 - b. middle- design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings;
 - c. top- design should contribute to the skyline character and integrate roof top mechanical systems into the design.

Policy 3.1.3.2 of the Official Plan details key urban design considerations including:

- b) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
- c) demonstrating how the proposed building and site design relate to the existing and/or planned context;
- d) taking into account the relationship of the site to topography and other tall buildings; and

- e) providing high quality, comfortable and usable publicly accessible open space areas.

Housing

Section 3.2.1 of the Official Plan requires a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. A full range includes housing such as: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Policy 3.2.1.5 requires significant new development on site containing six or more rental units where existing rental units will be kept in the new development to:

- a) secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1, without passing on these costs to the tenants.

Apartment Neighbourhoods

Apartment Neighbourhoods policies in Chapter 4 (Policy 4.2.2) state that development in *Apartment Neighbourhoods* should contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Policy 4.2.3 states that compatible infill development within developed *Apartment Neighbourhoods* may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings, while providing good quality of life for both the new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments (as above);
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional heights and/or density is permitted and community benefits are provided pursuant to Section 5.1.1;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Section 37

Section 5.1.1 of the Official Plan allows the City to approve height and/or density increases greater than permitted by the Zoning By-law pursuant to Section 37 of the *Planning Act* for developments which exceed 10,000 square metres and increase the permitted density by at least 1,500 square metres and/or significantly increase the permitted height. This section authorizes the City to contemplate increases in height and density in return for community benefits. This proposal is in excess of 10,000 square metres and proposes an increase in height and density. Section 5.1.1 also allows the City to secure using Section 37, the existing rental tenure and needed improvements to existing rental housing buildings without pass through of costs to tenants, in accordance with Official Plan Policy 3.2.1.5 (discussed above).

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

www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/

Official Plan Amendment 320

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

OPA 320, as approved by Council, is available on the City's website at

www.toronto.ca/legdocs/bylaws/2015/law1297.pdf

OPA 320 states that on larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development sites which meet the objectives of this Plan.

OPA 320 amends the *Apartment Neighbourhoods* policies to add emphasis on the need to provide improved amenity spaces for both existing and new residents as part of any infill development. Infill development should provide a good quality of life for both new and existing tenants and maintain sunlight and privacy for residential units.

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.

The Minister's approval and modification can be found at:

www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/N/MMA%20Notice%20of%20Decision.OPA%20320.July%204%202016.pdf.

Sheppard East Subway Corridor Secondary Plan

The site is subject to the Sheppard East Subway Corridor Secondary Plan as set out in Chapter 6, Section 9 of the Official Plan. The site is located within the Don Mills Node of the Secondary Plan as indicated on Map 9-2 (Attachment 10), which focuses new development on the *Mixed Use Areas* designations north of Sheppard Avenue East and other lands relating to Sheppard Avenue East and the Don Mills subway station. Comprehensive re-development is promoted in the 'key development areas' to prevent piece-meal development. Sites not identified on Map 9-2, are required to identify the site as a key development area through an Official Plan Amendment to the Secondary Plan.

The Secondary Plan objectives include requiring compatible transitions in density, height and scale between development nodes and stable residential areas and generally locating the highest densities closest to the rapid transit stations and to a lesser extent along arterial road frontages. The Secondary Plan seeks to shape the height and mass of development to a pedestrian scale by framing the street with buildings at a size roughly equivalent to the street width.

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

www1.toronto.ca/planning/9-sheppard-subway-east-corridor.pdf

City-Wide Tall Building Design Guidelines

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

Section 1.3 of the Guidelines states that tall buildings should fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks and

open space. This can be achieved by applying angular planes, minimum horizontal separation distances and other building envelope controls. Tall buildings should respect the scale of the local context.

Furthermore, Section 3.1.1 (d) provides that where the adjacent context is lower-scale and not anticipated to change, a transition should be provided down to the neighbouring buildings.

With regard to building design, Section 3.2.1 recommends a floorplate of 750 square metres or less and Section 3.2.2 recommends a tower setback of at least 3 metres from the base building. In addition, tall buildings should be set back at least 12.5 metres from the side and rear property lines to limit their impact on the adjacent properties. In addition to a minimum separation distance of 25 metres between towers, the Guidelines recommend that towers should be further shaped, placed and articulated to increase the actual and perceived distances between adjacent building elevations.

The city-wide Tall Building Design Guidelines are available at:

www.toronto.ca/planning/tallbuildingdesign.htm

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings 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.

Mid-Rise Building Guidelines 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.

Although Leith Hill Road is not identified on Map 2 of the Official Plan as an 'Avenue', the proposed building typology is reflective of a mid-rise building and these guidelines can be applied to similar building types not located on an 'Avenue'.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff 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. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017.

The Council's Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum can be found at:

www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf.

The guideline performance standards do not apply to lands within a Secondary Plan area. However, where an amendment to a Secondary Plan is proposed, the performance standards in the guidelines are a useful tool for evaluating them.

Townhouse and Low-rise Apartment Guidelines

In March 2018, City Council adopted the Townhouse and Low-Rise Apartment Guidelines which reflects current trends and includes best practices for a broader range of multi-dwelling development up to four storeys in height. Planning and Growth Management Committee recommended the Guidelines for use in the evaluation of current and new townhouse and low-rise apartment development applications, effectively replacing the 2003 Infill Townhouse Guidelines.

Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.5>

The Townhouse and Low-Rise Apartment Guidelines can be viewed at:

www.toronto.ca/wp-content/uploads/2018/01/964c-townhouse-low-rise-guidelines-02-2017.pdf

Draft Growing Up Urban Design Guidelines

In July 2017, Toronto City Council adopted the Draft Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The draft Growing Up Guidelines are available at:

www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities

Zoning

The subject property is currently subject to two Zoning By-laws. Under the City-wide Zoning By-law 569-2013, the property is zoned RAC (Residential Apartment Commercial Zone) (f30.0; a1375; d1.5(x16)) (see Attachment 11). The RAC zone permits dwelling units in an apartment building form as well as small scale commercial uses subject to specific conditions. The site is not subject to a maximum height on the Height Overlay Map, but is subject to a maximum 35% lot coverage on the Lot Coverage Overlay Map, as well as the same building setback provisions specified by By-law 7625. The maximum permitted density is 1.5 FSI. The exception also permits the townhouse building type on the site.

Under the former City of North York Zoning By-law 7625, the property is zoned RM6 (Multiple Family Dwellings Sixth Density Zone) (see Attachment 12). The RM6 zone permits detached dwellings, semi-detached dwellings, apartment house dwellings, multiple attached dwelling and nursing homes. The maximum permitted density is 1.5 FSI and the maximum lot coverage is

35%. Although there is no specified maximum height, the RM6 zone requires buildings in excess of 11 metres in height to be set back from each lot line not less than the setbacks set out in Section 20-A.2.4 (Yard Setbacks) plus 0.3 metres for every 0.6 metres in additional height in excess of 11 metres.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan control has not yet been submitted by the applicant.

Tree Preservation

The City of Toronto's Tree By-laws protect private trees with a diameter at breast height (DBH) of greater than 30cm, as well as all City-owned trees. A permit is required to remove or injure trees that fall within these categories. The Arborist Report submitted with the application states that 72 trees are located on or adjacent to the site, 51 of which are proposed to be removed, and 21 trees would be preserved. No city trees were identified on or abutting the subject property.

The Arborist Report, Tree Preservation Plan and Landscape Plans submitted with the application have been circulated to the City's Urban Forestry staff for their review.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes City 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. The Chief Planner is authorised to approve a demolition permit where less than six rental dwelling units would be demolished. The Chief Planner may also refer an application to Council if in the Chief Planners opinion, the application should be considered with a related application.

A Rental Housing Demolition application may be refused, or approve with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing.

Unlike *Planning Act* applications, decisions made under By-law 885-2007 are not appealable to the Local Planning Appeal Board.

An application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code was filed on January 29, 2018. A Housing Issues Report was submitted with the application and is currently under review for consistency with the Official Plan. One (1) existing rental unit would be demolished as part of the proposal. As per Chapter 667-14, a tenant consultation meeting shall be held with the affected tenant to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Reasons for the Application

An Official Plan Amendment is required in order to identify the site as a Key Development Area within the Sheppard East Subway Corridor Secondary Plan and to permit the proposed density of approximately 2.81 FSI on lands where a density has not been prescribed by the Plan.

The proposed development also requires an amendment to the City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 to permit the proposed density and height. Appropriate development standards regarding gross floor area, setbacks, indoor and outdoor amenity space, parking and other matters would be established through a site specific exception, should the proposal be recommended for approval.

An application to permit the demolition of one (1) rental dwelling unit is required under Chapter 667 of the Toronto Municipal Code as there are more than 6 dwelling units and at least one of which is a rental dwelling unit.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Report;
- Housing Issues Report;
- Public Consultation Plan;
- Green Development Standards Checklist;
- Preliminary Pedestrian Level Wind Analysis;
- Transportation Study;
- Parking Study;
- Preliminary Geotechnical Investigation;
- Hydrogeological Assessment;
- Functional Servicing and Stormwater Management Report;
- Preliminary Noise and Vibration Impact Statement;
- Arborist Report; and
- Energy Strategy Report.

A Notification of Complete Application was issued on April 4, 2018.

Issues to be Resolved

Planning staff have significant concerns with the proposal in its current form. The following list details the preliminary issues that have been identified during the initial review of the application:

- Consistency with the Provincial Policy Statement (PPS) 2014 and conformity with the Growth Plan for the Greater Golden Horseshoe (2017);
- Conformity with the Official Plan and Sheppard East Subway Corridor Secondary Plan;

- Conformity with the Tall Building Design Guidelines, Mid-rise Building Guidelines and Townhouse and Low-Rise Apartment Guidelines;
- Submission of a Context Plan to inform re-development of the subject site and surrounding parcels within the block, including location of future public streets, parks and open space;
- Appropriateness of the proposed density of 2.81x FSI and proposed tower height of 12 storeys;
- Appropriateness of the proposed tower floorplate size;
- Appropriateness of the proposed tower built form, massing and height in relation to the policies of the Sheppard East Subway Corridor Secondary Plan and surrounding context;
- Appropriateness of the location and organization of the proposed townhouses and apartment building including setbacks, and address to Leith Hill Road;
- Appropriateness of the proposed site access and vehicular circulation;
- Parkland dedication requirements and location of a public park;
- Appropriateness of the proposed grading;
- Adequacy of landscaped open space;
- Adequacy of the pedestrian connectivity on site;
- Compatibility and fit of the proposed building with the existing abutting buildings;
- Appropriateness of the proposed separation distances between the existing and proposed residential buildings on site and off site, including siting and organization of new/existing buildings;
- Assessment of the pedestrian level wind impacts;
- Assessment of the setbacks and separation distances to the existing apartment buildings and associated site elements on the northern/eastern property lines and relationship in terms of privacy, overlook, shadow and visual impact;
- Assessment of the shadow impacts;
- Adequacy of the provision and location of the proposed residential indoor and outdoor amenity spaces;
- Appropriateness of the removal of the outdoor pool and the provision of upgraded facilities for the tenants of the existing rental apartment building;
- Assessment of the proposed unit mix and provision of family-sized units;
- Assessment of how family friendly the proposed buildings are;
- Provision of commercial space given the RAC zoning of the property;
- Adherence to the Crime Prevention Through Environmental Design principles regarding site organization;
- Appropriateness of the proposed tree removal, preservation and replacement plans;
- Location and function of the proposed and existing garbage storage and loading spaces;
- Amount of surface parking retained on site;
- Assessment of the proposed parking provision and location;
- Assessment of transportation impacts and required infrastructure to support the proposed level of development, including appropriate multi-modal provisions;
- Assessment of the loading and servicing on-site;
- Determining if there is sufficient infrastructure (roads, transit, water, sewage, hydro, community services and facilities) capacity to accommodate the proposed development;
- Assessment of site servicing including stormwater management;
- Assessment of the rental housing matters including impacts on existing tenants, and
- Securing appropriate benefits under 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

Kathryn Moore, Planner

Tel. No. 416-395-7176

E-mail: Kathryn.Moore@toronto.ca

Jym Clark, Planner (Housing Policy)

Tel. No. 416-392-8124

E-mail: Jym.Clark@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Applicant's Rendering – Looking north

Attachment 3: South (Front) Elevation of Proposed 12-storey Building

Attachment 4: North (Rear) Elevation of Proposed 12-storey Building

Attachment 5: West (Side) Elevation of Proposed 12-storey Building

Attachment 6: East (Side) Elevation of Proposed 12-storey Building

Attachment 7: Typical Townhouse Front Elevation (Block A)

Attachment 8: Typical Townhouse Rear Elevation (Block A)

Attachment 9: Official Plan

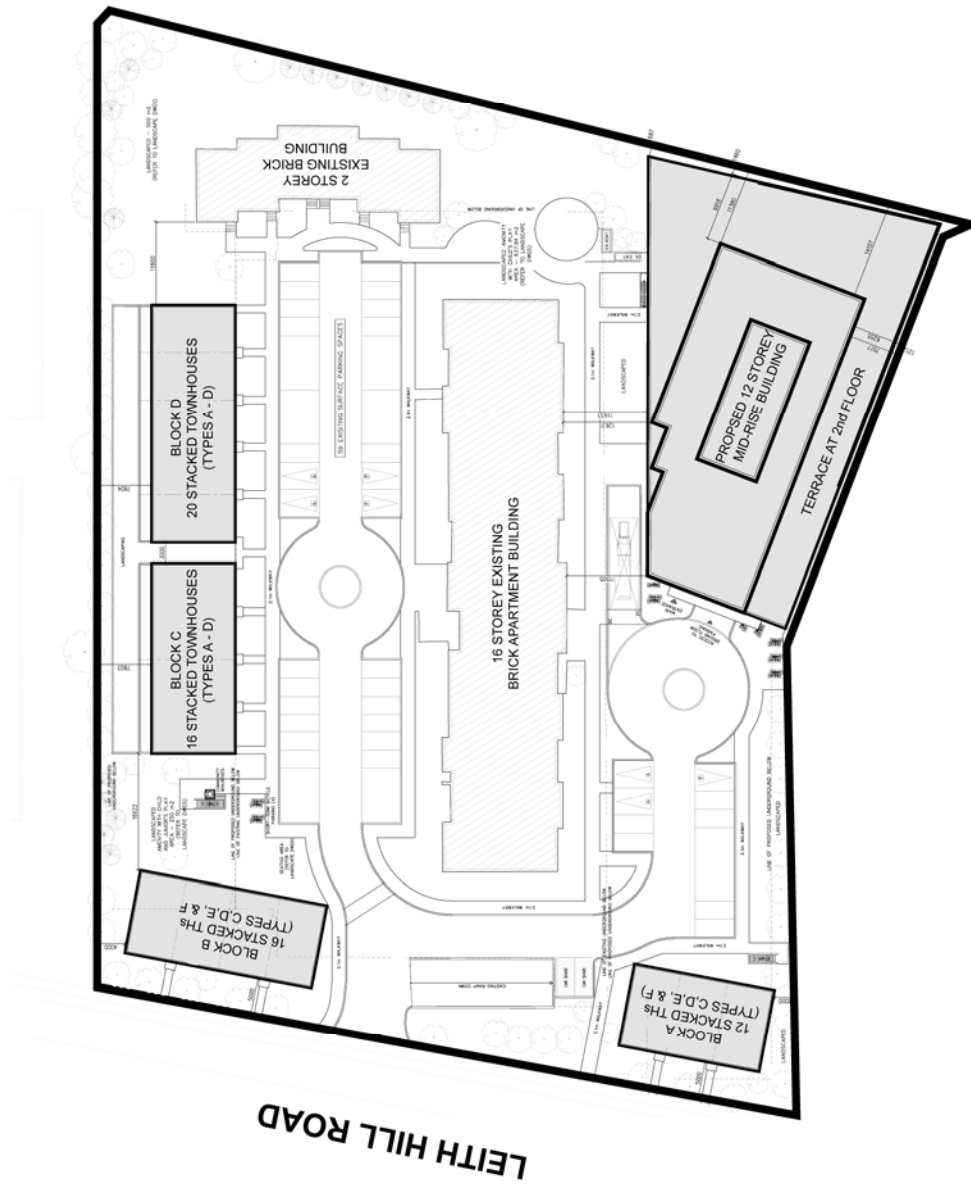
Attachment 10: Map 9-2, Sheppard East Subway Corridor Secondary Plan

Attachment 11: Zoning By-law 569-2013

Attachment 12: Zoning By-law 7625

Attachment 13: Application Data Sheet

Attachment 1: Site Plan



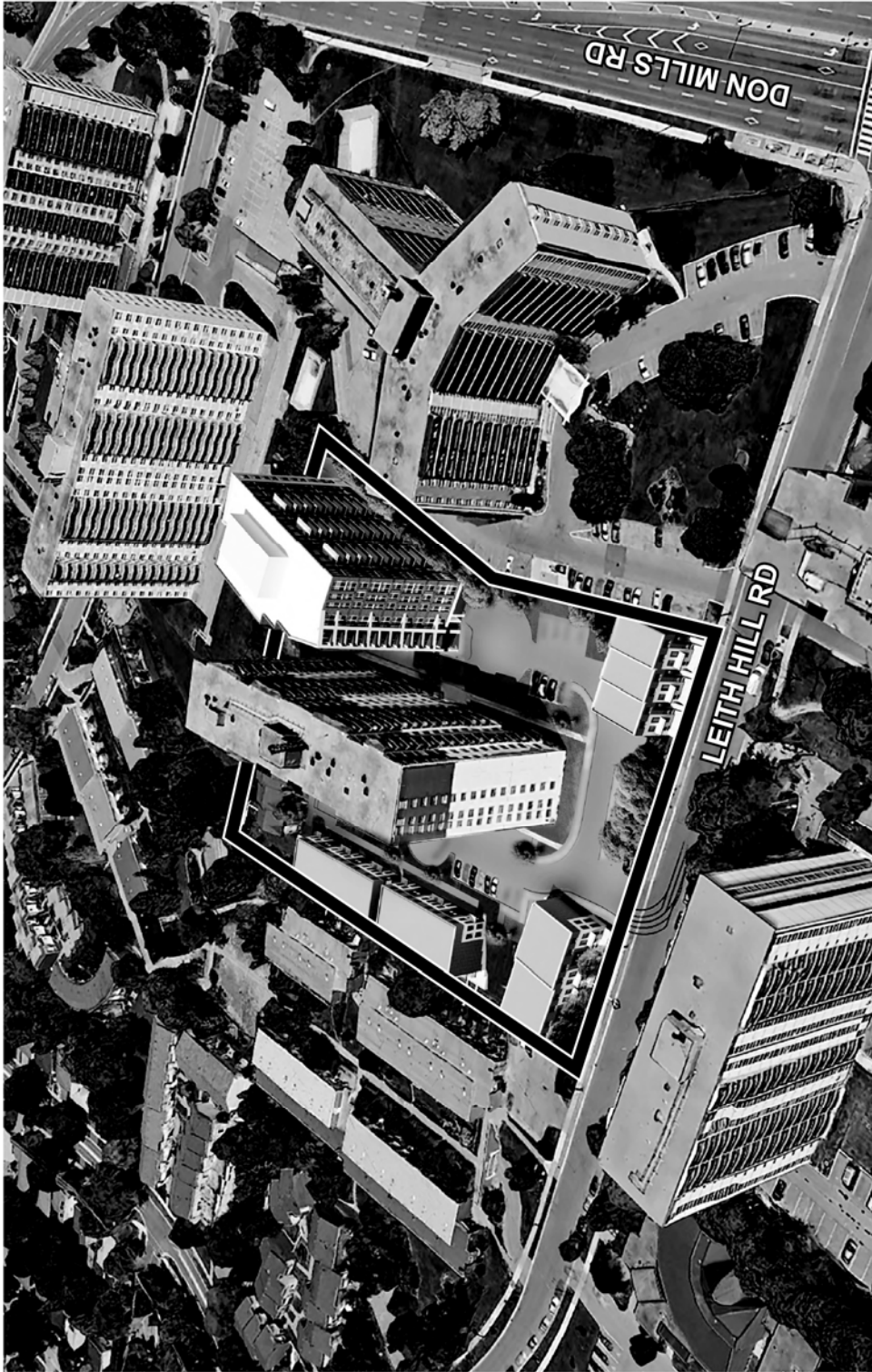
12 - 24 Leith Hill Road

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 03/21/2018

File # 18 125292 NNY 33 0Z

Attachment 2: Applicant's Rendering – Looking north



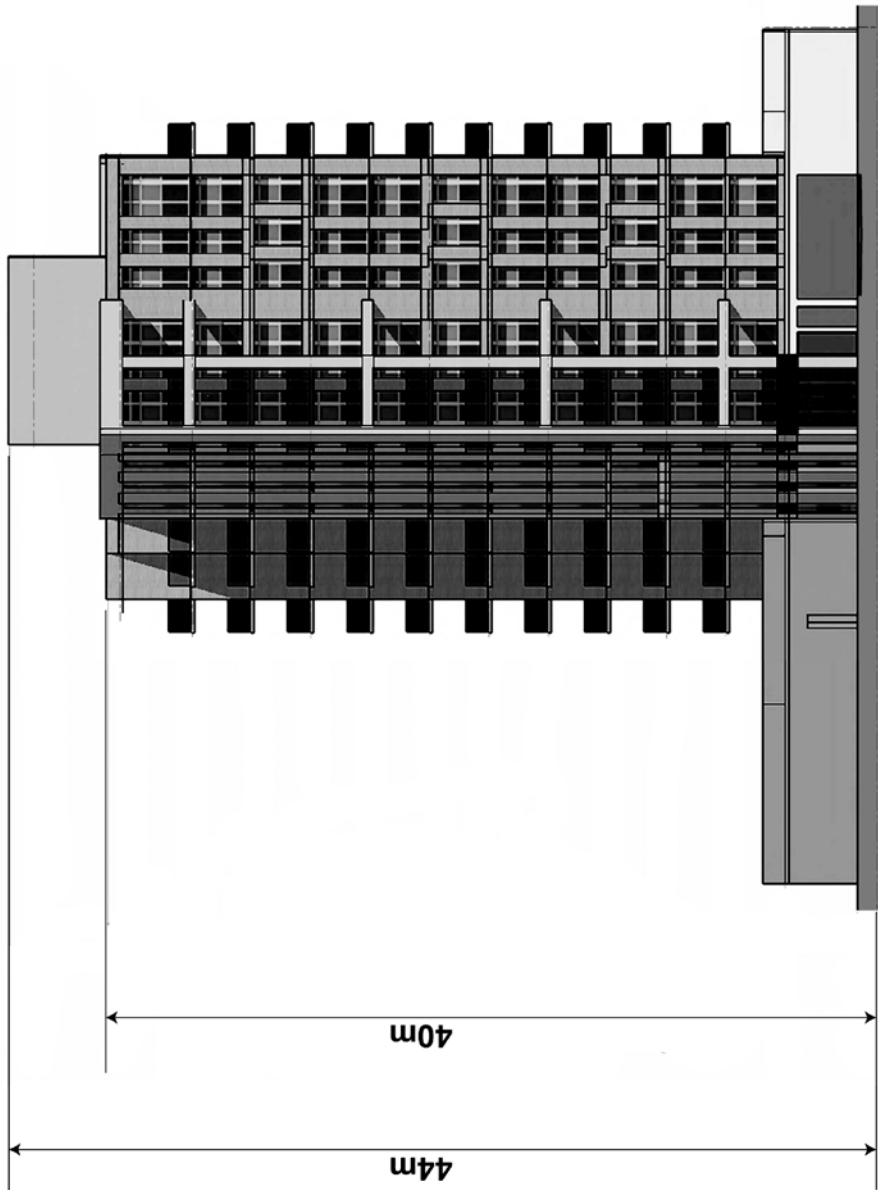
12 - 24 Leith Hill Road

File # 18 125292 NNY 33 0Z

Rendering
Applicant's Submitted Drawing

Not to Scale
03/21/2018

Attachment 3: South (Front) Elevation Of Proposed 12-storey Building



12 - 24 Leith Hill Road

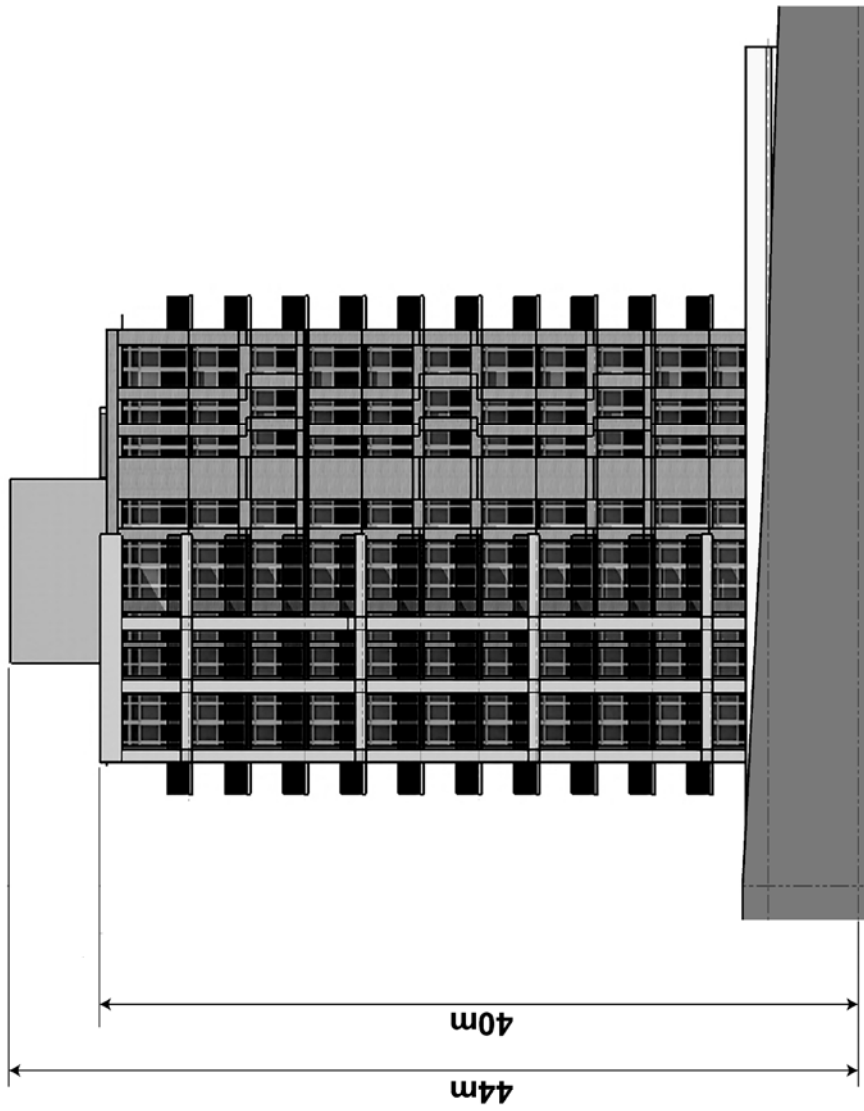
File # 18 125292 NNY 33 0Z

South Elevation

Applicant's Submitted Drawing

Not to Scale
03/21/2018

Attachment 4: North (Rear) Elevation Of Proposed 12-storey Building



12 - 24 Leith Hill Road

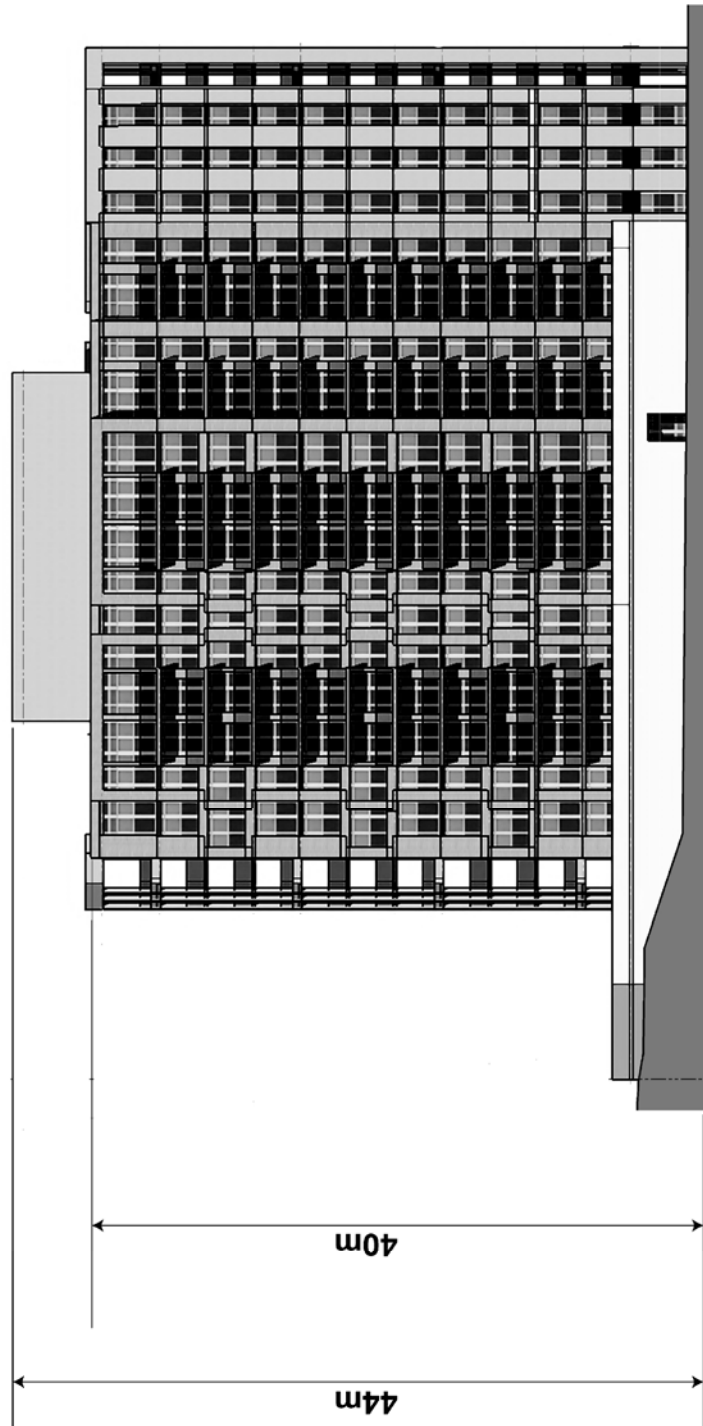
File # 18 125292 NNY 33 0Z

North Elevation

Applicant's Submitted Drawing

Not to Scale
03/21/2018

Attachment 5: West (Side) Elevation Of Proposed 12-storey Building



12 - 24 Leith Hill Road

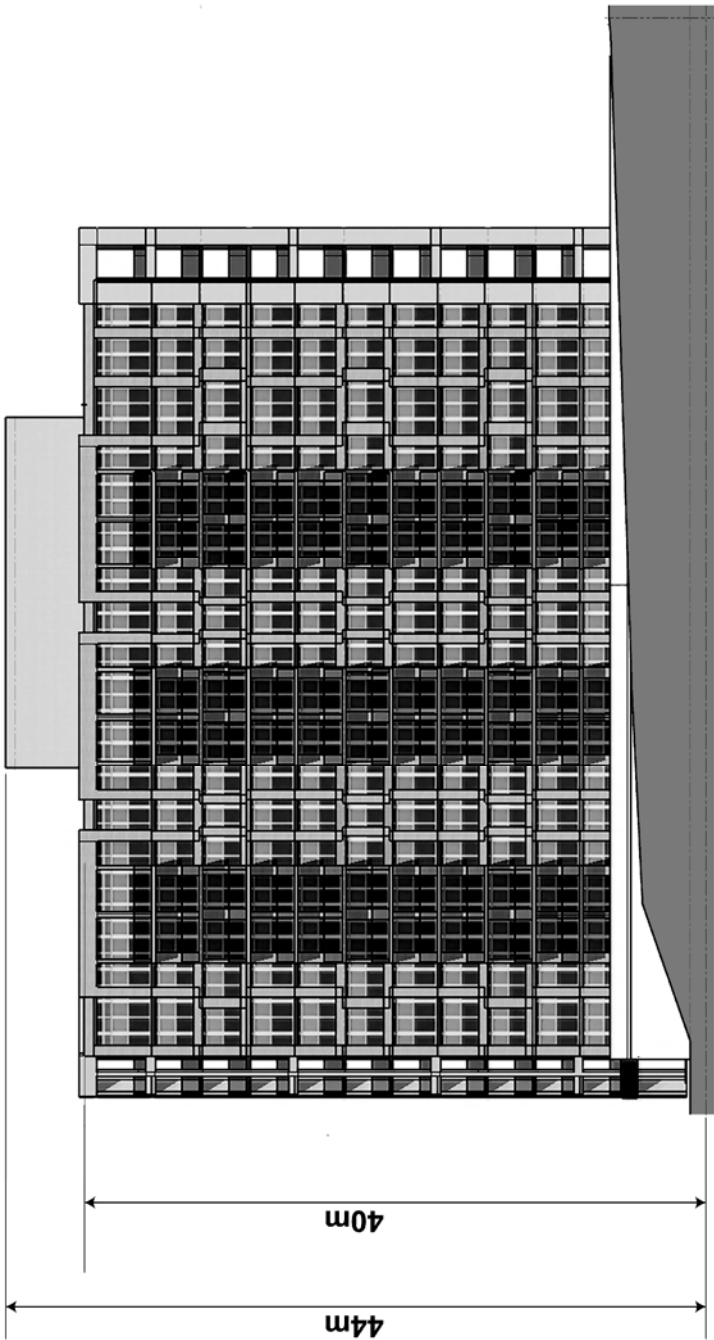
West Elevation

Applicant's Submitted Drawing

Not to Scale
03/21/2018

File # 18 125292 NNY 33 0Z

Attachment 6: East (Side) Elevation Of Proposed 12-storey Building



12 - 24 Leith Hill Road

File # 18 125292 NNY 33 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
03/21/2018

Attachment 7: Typical Townhouse Front Elevation (Block A) Of Proposed 12-storey Building



12 - 24 Leith Hill Road

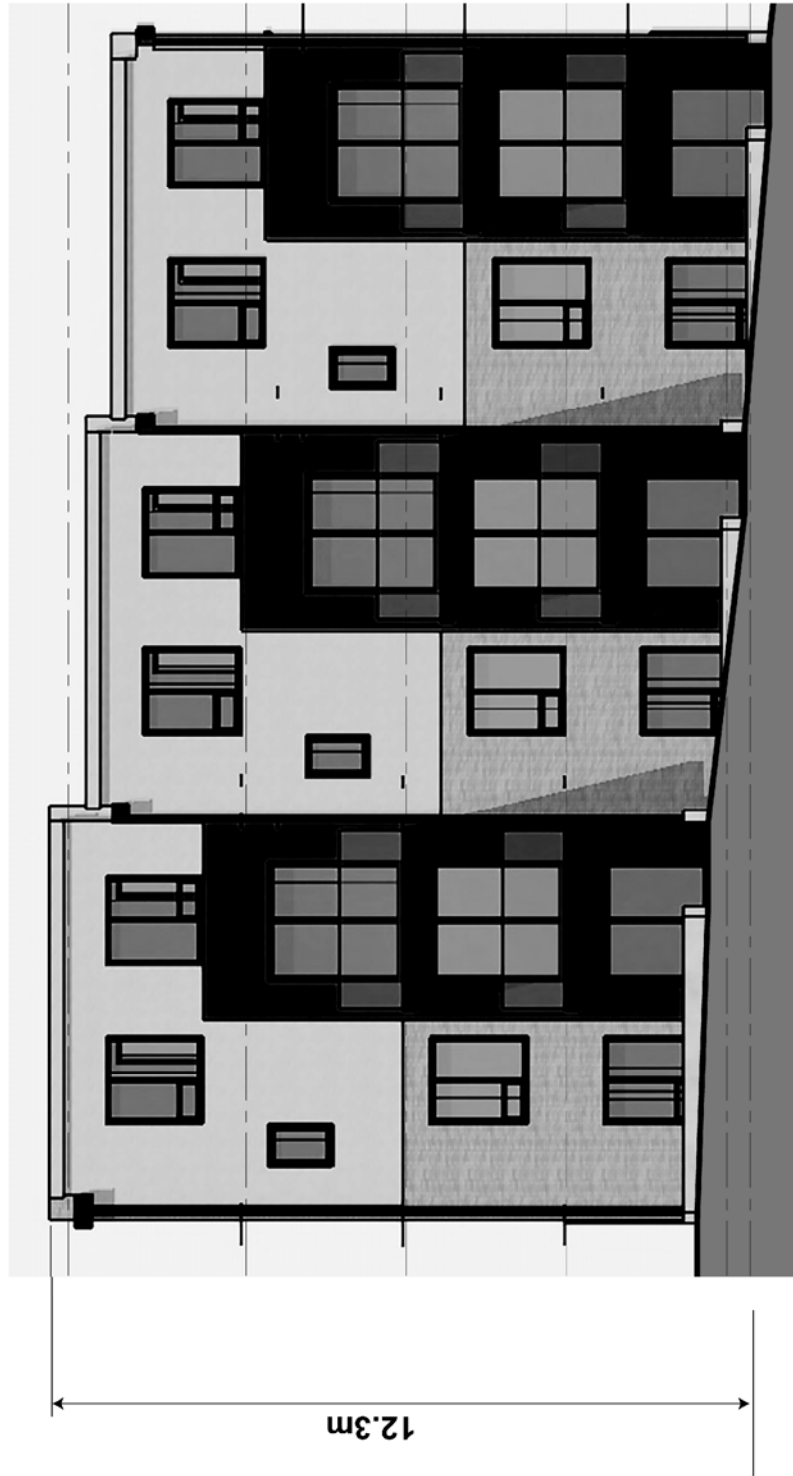
Townhomes - Block A South Elevation (Leith Hill Rd.)

Applicant's Submitted Drawing

Not to Scale
03/21/2018

File # 18 125292 NMY 33 0Z

Attachment 8: Typical Townhouse Rear Elevation (Block A) Of Proposed 12-storey Building



12 - 24 Leith Hill Road

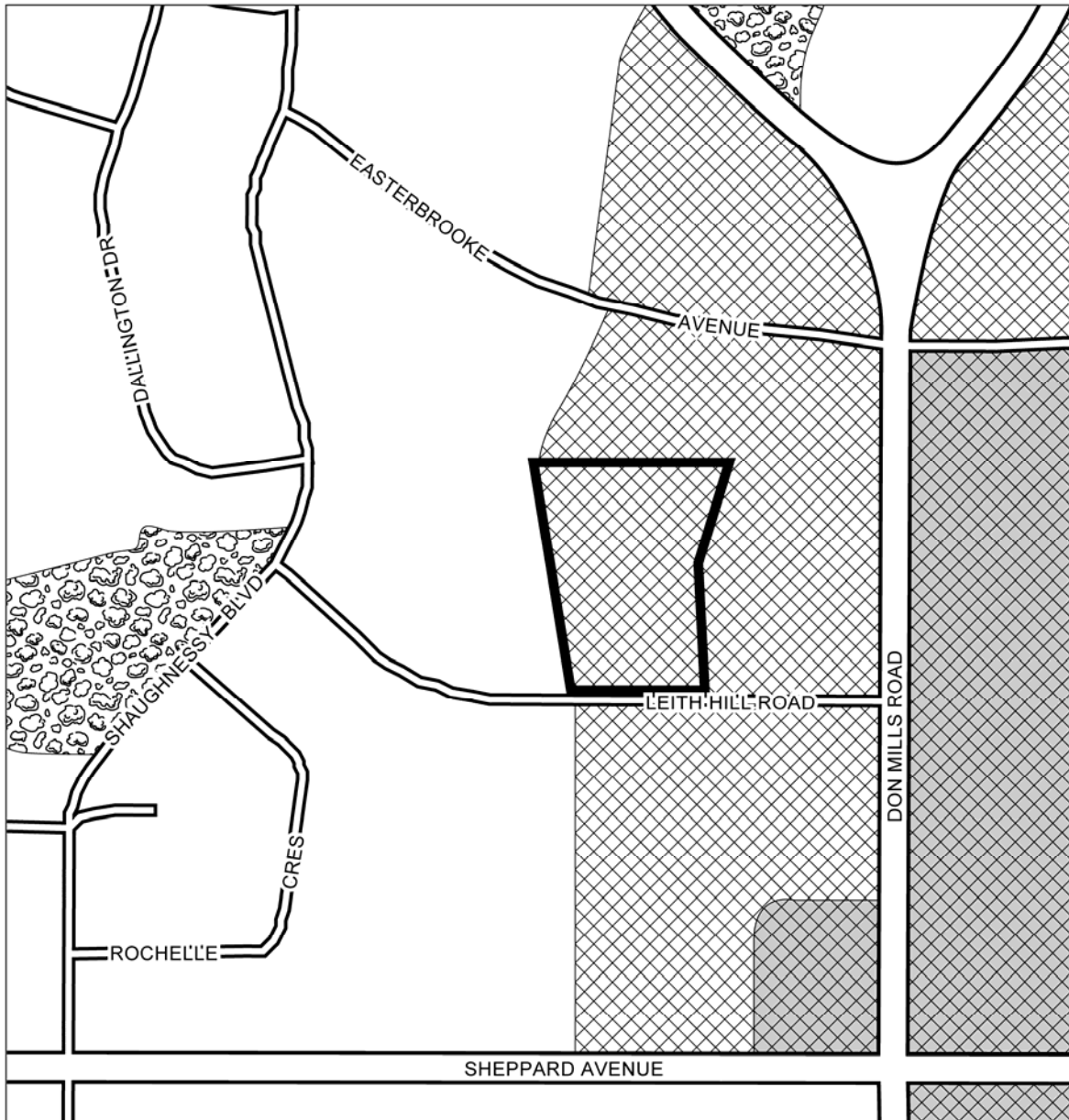
File # 18 125292 NMY 33 0Z

Townhomes - Block A North Elevation

Applicant's Submitted Drawing

Not to Scale
03/21/2018







Attachment 9: Official Plan



Toronto
 Extract from Official Plan

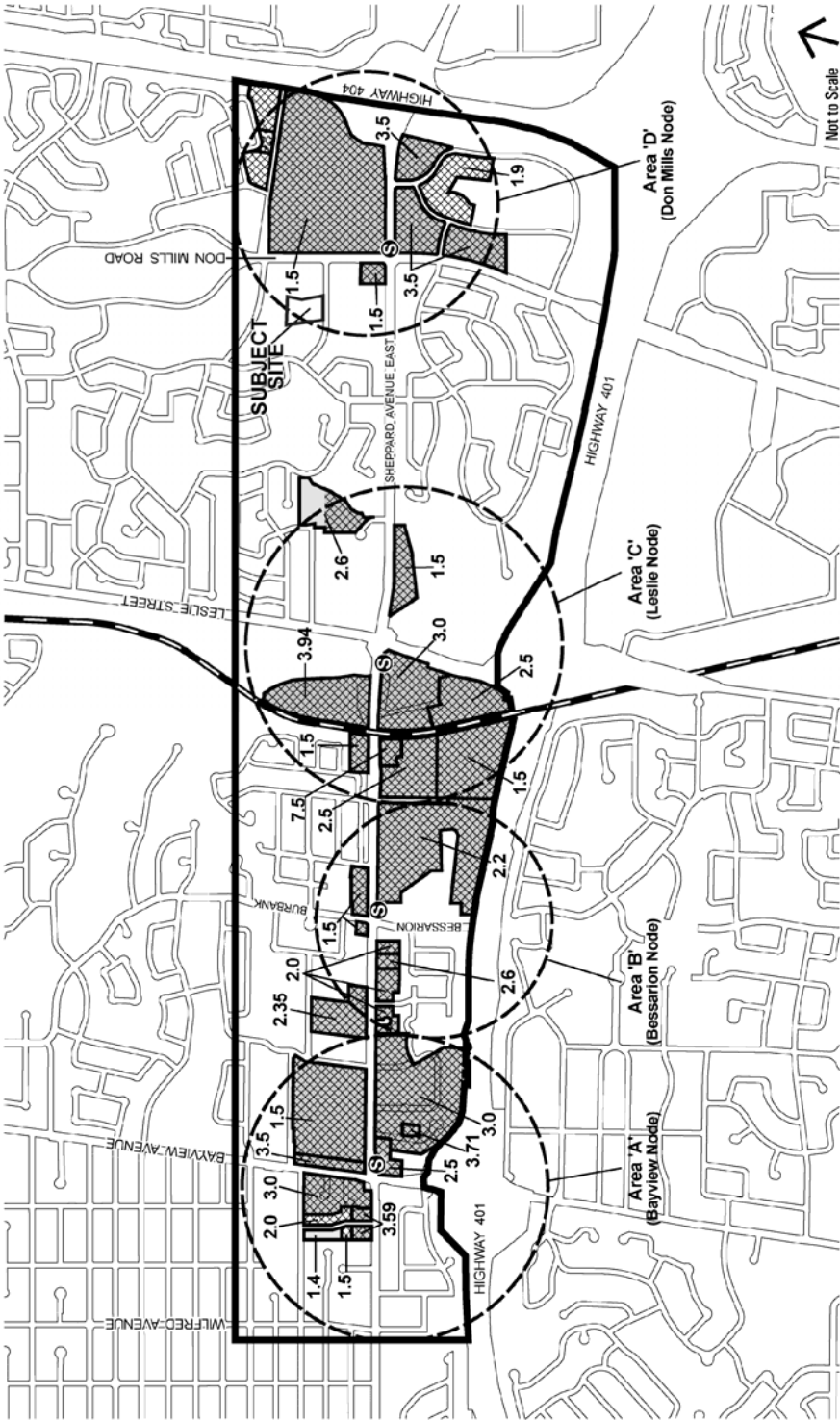
12 - 24 Leith Hill Road

File # 18 125292 NNY 33 02

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

↑
 Not to Scale
 03/21/2018

Attachment 10: Map 9-2, Sheppard East Subway Corridor Secondary Plan



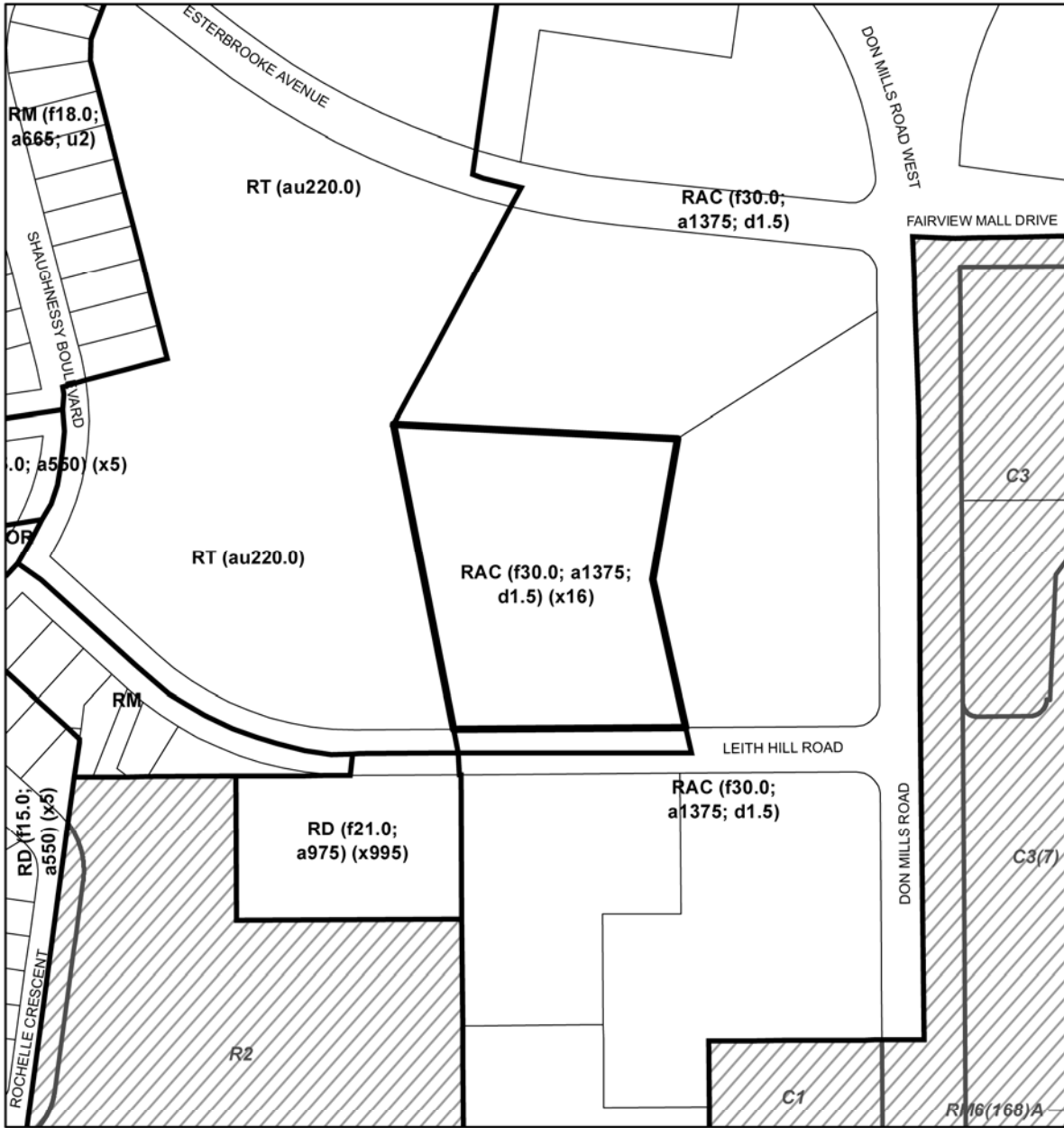
MAP 9-2 Key Development Areas



- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Density
- Subway Station

November 2015

Attachment 11: Zoning By-law 569-2013



Zoning By-law No. 569-2013

12 - 24 Leith Hill Road

File # 18 125292 NNY 33 0Z



Location of Application

- RD Residential Detached
- RT Residential Townhouse
- RM Residential Multiple
- RAC Residential Apartment Commercial
- OR Open Space Recreation



- See Former City of North York By-Law No. 7625
- R2 One-Family Detached Dwelling Second Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone



Not to Scale
Extracted: 03/13/2018

Attachment 12: Zoning By-law 7625



Zoning By-law No. 7625

12 - 24 Leith Hill Road

File # 18 125292 NNY 33 0Z



Location of Application

- | | |
|------------------------------------------------------------|---------------------------------------------------------|
| R2 One-Family Detached Dwelling Second Density Zone | RM6 Multiple-Family Dwellings Sixth Density Zone |
| R4 One-Family Detached Dwelling Fourth Density Zone | C1 General Commercial Zone |
| RM1 Multiple-Family Dwellings First Density Zone | C3 District Shopping Centre Zone |
| RM2 Multiple-Family Dwellings Second Density Zone | O1 Open Space Zone |



Not to Scale
Extracted: 03/16/2018

Attachment 13: Application Data Sheet

Municipal Address: 12-24 LEITH HILL RD **Date Received:** March 6, 2018

Application Number: 18 125292 NNY 33 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The applicant proposes a 12-storey apartment building (159 rental units) and four blocks of 3-storey stacked townhouses (64 units). The existing 16-storey rental apartment building would be retained and there would be a total of 447 units across the site. Access is via the existing driveway and the underground parking is proposed to be extended to accommodate the proposal. A total of 433 parking spaces are proposed at-grade and below-grade. The proposed density is 2.81 times the lot area.

Applicant	Agent	Architect	Owner
MICHAEL GOLDBERG GOLDBERG GROUP	GOLDBERG GROUP	ARCHITECTURE UNFOLDED	IMH 12-24 LEITH HILL LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods; RAC (f30.0; a1375; d1.5) (x16)	Site Specific Provision:	Y
Zoning:		Heritage Designation:	N
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 14,293 Frontage (m): 102 Depth (m): 136

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,699	1,699	3,209	4,908
Residential GFA (sq m):	22,060	22,060	16,786	38,846
Non-Residential GFA (sq m):				
Total GFA (sq m):	22,060	22,060	16,786	38,846
Height - Storeys:	16	16	12	16
Height - Metres:	24	24	44	44

Lot Coverage Ratio (%): 34.34

Floor Space Index: 2.81

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	38,846	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	224	224	223	447
Freehold:				
Condominium:				
Other:				
Total Units:	224	224	223	447

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		0	65	122	31
Proposed:		21	96	42	0
Total Units:		21	161	164	31

Parking and Loading

Parking Spaces: 433 Bicycle Parking Spaces: 192 Loading Docks: 1

CONTACT:

Kathryn Moore, Planner
416-395-7176
Kathryn.Moore@toronto.ca