

**66 Forest Manor Rd
Zoning Amendment Application to Remove Holding (H)
Symbol - Final Report**

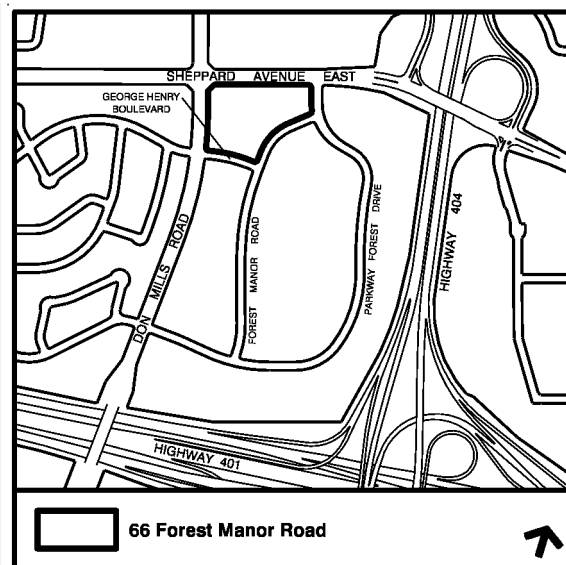
Date:	October 15, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	12 250712 NNY 33 OZ

SUMMARY

A zoning by-law amendment application has been filed proposing the removal of the first holding symbol ("H-1") from Block A on the lands in the Parkway Forest neighbourhood municipally known as 66 Forest Manor Road.

The Official Plan policies in the Parkway Forest neighbourhood contemplate removal of five holding symbols when specific conditions have been satisfied. The removal of the "H-1" holding symbol and associated provisions will allow the phase two, 29-storey, 404-unit condominium apartment building along the Don Mills Road frontage to proceed in accordance with the underlying zoning.

This report reviews and recommends approval of the application to amend Zoning By-law No. 865-2008(OMB) to remove holding symbol "H-1" and associated provisions from the subject lands subject to the issuance of Notice of Approval Conditions on the Site Plan application for the Parkway Forest Community Centre.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 865-2008(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3, to remove the "H-1" holding symbol from lands in the Parkway Forest neighbourhood municipally known as 66 Forest Manor Road.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, Notice of Site Plan Approval Conditions shall be issued by the Director, Community Planning, North York District, on the Parkway Forest Community Centre Site Plan application.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 15, 2008, Official Plan Amendment No. 579 to the former City of North York Official Plan and Zoning By-law No. 865-2008(OMB) were approved by the Ontario Municipal Board (OMB). The planning instruments implement City Council's settlement on the revitalization of lands in the Parkway Forest neighbourhood located in the area south of Sheppard Avenue East and east of Don Mills Road. The redevelopment calls for the demolition and replacement of 332 rental units and the construction of 2,200 condominium units in a series of buildings ranging from 7 to 36 storeys in height. The development is planned to be developed in phases over a number of years. The implementing zoning by-law appends five holding symbols ("H") to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management, the construction of the new community centre/child care facility and community agency space.

ISSUE BACKGROUND

Proposal

The applicant has submitted a zoning by-law amendment application to amend Zoning By-law No. 865-2008 (OMB) to remove the "H-1" holding symbol and associated provisions that apply to residential development on Block A located on the east side of Don Mills Road south of Sheppard Avenue East.

The removal of the "H-1" holding symbol and associated provisions will allow the phase two, 29-storey, 404-unit condominium apartment building to proceed in accordance with the underlying zoning.

Site and Surrounding Area

The Parkway Forest neighbourhood is comprised mainly of apartment buildings with heights up to 19 storeys and a series of townhouse developments. The apartments are characteristic of towers in the park, with extensive open space, mature trees and surface parking surrounding the buildings. The majority of the residences in the neighbourhood are rental units.

The following is a summary of the area context of the Parkway Forest neighbourhood:

North:	Sheppard Avenue East, then Fairview Mall;
South:	Highway 401, then a neighbourhood of high rise apartments in the Graydon Hall community;
East:	Highway 404, then Consumers Road Business Park;
West:	Don Mills Road, then single family dwellings.

At the centre of the neighbourhood is a public park, an elementary school (Forest Manor Public School) and a privately owned recreational facility. The private recreation facility contains an indoor swimming pool, gymnasium, meeting room space, and a 72-space childcare centre operated by the YMCA. The recreation facility was originally designed to meet the indoor community space needs for residents in the surrounding community. The facility is over 30 years old and has fallen into disrepair. The facility will be demolished and replaced, generally in its place, with an outdoor swimming pool, accessory building and parkland enhancements. Parkland enhancements include all general park, landscape improvements including all walkways, pedestrian lights, tree and shrub planting, furnishings (i.e. benches, shade structure, waste receptacles, bicycle racks, etc.) including a playground and two multi-purpose sports courts to replace existing facilities. The new child care facility will be relocated to the new public community centre once construction has been completed.

The El Ad sites comprise approximately 13 hectares (32 acres) of land on 5 separate blocks in the Parkway Forest neighborhood (refer to Attachment 1). The blocks are currently developed with five, 17-storey rental apartment buildings (65 & 80 Forest Manor Road and 100, 110 & 125 Parkway Forest Dr), two recently constructed 7-storey rental buildings flanking the intersection of Sheppard Avenue East and Parkway Forest Drive (1751 & 1761 Sheppard Avenue East) and 114 rental townhouse units (32-50 Forest Manor Road).

The subject application affects the second phase of residential development on Block A which is bounded by Sheppard Avenue East, Don Mills Road, George Henry Boulevard, Forest Manor Road and Parkway Forest Drive. Construction is currently underway on the Phase 1, 36-storey condominium apartment building at the corner of Sheppard Avenue East and Don Mills Road. Construction underway includes a 4-level underground parking structure including the underground parking facilities for Phases 2 (along Don Mills Road) and 3 (along George Henry Boulevard).

Construction is also underway on a 7-storey rental replacement apartment building (E7) and rental townhouses (E1) located on Block E on the east side of Forest Manor Road. Completion/occupancy is anticipated early next year at which time, existing tenants in the townhomes at 32-50 Forest Manor Road would be relocated.

The revitalization of the Parkway Forest neighbourhood also includes a new public road that will connect Forest Manor Road to a new signalized intersection at Don Mills Road. The new public road will bisect the lands currently developed with the previously mentioned rental townhomes at 32-50 Forest Manor Road thereby creating new development blocks (Blocks C and D) on either side of the road (refer to Attachment 1).

Zoning

The lands are zoned RM6(168)A (H-1)(H-2)(H-3)(H-4)(H-5) by site specific Zoning By-law No. 865-2008(OMB). The zoning establishes performance standards for residential development on five development blocks in the Parkway Forest neighbourhood. The subject application deals with residential development on Block A which is bounded by Sheppard Avenue East, Don Mills Road, George Henry Boulevard, Forest Manor Road and Parkway Forest Drive. Holding symbols "H-1" and "H-2" apply to the development of the Block A lands. Permitted uses include apartment house dwellings, community agency space, multiple attached dwellings, retail stores, personal service shops, business and professional offices, restaurants, financial institutions dry-cleaning establishments and a temporary sales office.

As a pre-condition to the removal of the "H-1" holding symbol that applies to the Phase 2 residential development along Don Mills Road (Buildings A5/A6) the following conditions must be met:

- (a) the design and tendering of the community centre/child care facility must be at a stage to permit issuance of a building permit for the community centre/child care facility;
- (b) the design and tendering of the outdoor swimming pool and accessory building must be at a stage to permit issuance of a building permit for the outdoor swimming pool and accessory building;
- (c) the design of the parkland enhancements must be finalized; and
- (d) the owner must have submitted a Traffic Management Plan satisfactory to the Director, Transportation Services, North York District, which reviews traffic conditions at that time to ensure traffic infiltration in the Parkway Forest and Henry Farm Community is adequately controlled and which includes recommendations to be implemented by the owner for traffic calming and streetscape improvements.

Site Plan Control

As noted, previously, the subject amendment application affects the second phase of residential development on Block A along the Don Mills Road frontage. On March 28, 2008 the applicant filed a Site Plan Application for the first three phases of condominium development on the Block A lands. Site Plan approval has been granted for the first phase which comprises a 36-storey, 479-unit condominium apartment building (Buildings A7/A8) along the Sheppard Avenue East frontage. Notice of Approval Conditions have been issued on the second phase which comprises 29-storey, 404-unit condominium apartment building (Buildings A5/A6) along the Don Mills Road frontage.

Reasons for Application

The "H-1" holding symbol needs to be removed from the zoning by-law to allow the phase two, 29-storey, 404-unit condominium apartment building to proceed in accordance with the underlying zoning.

Agency Circulation

Planning staff consulted with appropriate City Divisions on the application. Responses received have been used to assist in evaluating the application.

COMMENTS

Five holding ("H") symbols have been placed over the implementing zoning by-law to ensure the necessary transportation improvements, the community agency space along Sheppard Avenue East, and the new community centre/child care facility and outdoor swimming pool will be provided in a timely manner as the new resident population moves into the area. Certain criteria must be satisfied before building permits can be issued for various phases of residential development to proceed. This application deals with the removal of the "H-1" symbol to allow the second residential phase to proceed in accordance with the underlying zoning.

Parkway Forest Community Centre

On December 9, 2011 the applicant submitted a Site Plan application for the new public community centre/child care facility, outdoor swimming pool (lap pool and teaching pool) and accessory pool pavilion building. The application also includes details of the various parkland enhancements including multi-purpose sports courts, playgrounds, walkways, furniture, lighting and hard and soft landscaping. The applicant has been working closely with various City divisions including staff in Parks, Forestry and Recreation. The process is nearing the final stages of review. Planning staff anticipates issuing Notice of Approval conditions in the coming weeks.

The location of the new community centre/child care facility is located on City owned parkland along Forest Manor Road currently developed with public tennis courts, basketball court and small play structure. The outdoor swimming pool, accessory building and parkland enhancements will be located in the area north/east of the proposed community centre/child (where the existing private recreational facility is located) on lands that will be conveyed to the City.

The community centre will have a gross floor area of approximately 4,928m² (53,044 ft²) comprising 4,082m² (43,938ft²) of space dedicated for community recreation space with the remaining 846m² (9,1963 ft²) dedicated for childcare space. The new childcare facility will serve 82 children, ranging from infants to preschoolers. The recreation facility would include multi-purpose rooms and meeting rooms, a gymnasium, walking track, fitness centre, office space, change rooms and kitchen. The community centre is being designed and constructed at no 'capital cost' to the City and is funded through Section 37 benefits. Parking would also be provided at no 'capital cost' to the City on the community centre site as well as, along the adjacent private road to be constructed by the developer. The estimated construction start for the facility is December 2012 and is expected to take 18 months to complete.

As noted previously, a Site Plan approval application is currently being processed. While there are still some grading and landscape details that need to be finalized, Planning staff has been advised the design and tendering of the community centre/child care facility, outdoor swimming pool and accessory building have reached a stage the facilities can be tendered and permits issued, subject to obtaining Site Plan approval. This report recommends Notice of Approval Conditions be issued by the Director, Community Planning, North York District before introducing the necessary Bill on the Zoning by-law amendment to City Council for enactment.

Traffic Management Plan

In addition to the pre-condition related to the design and tendering of the public facilities, removal of the "H-1" symbol is also subject to the applicant submitting a Traffic Management Plan to the satisfaction of the Director, Transportation Services, North York District.

A Traffic Management Plan (TMP) was submitted and reviewed by Transportation Services staff. The TMP study examines issues related to traffic infiltration, traffic calming, pedestrian safety and streetscape improvements in response to concerns raised through the official plan amendment and rezoning process by residents within the Parkway Forest and the Henry Farm community west of Don Mills Road. Both communities expressed the concern that due to the high traffic volumes and subsequent delays on Sheppard Avenue East, motorists use streets within their respective communities to bypass the Don Mills Road/Sheppard Avenue East intersection. The local community also raised a concern with speeding on local roads in the area, particularly near the existing public school on Forest Manor Road.

The conclusions and recommendations of the TMP are based on existing conditions (observed and recorded), approved future development and proposed roadway modifications as part of the approved development and the future projected traffic within the community. The study methodology included: general field observations to determine vehicular/cycling/pedestrian behaviour during peak and off-peak periods; a count of turning movements at three intersections that surround the community and at the school driveway on Forest Manor Road; license plate surveys at three intersections surrounding the community to determine traffic infiltration; and speed surveys at three sections of roadways within the community.

The results of the study indicate that approximately 110 vehicles infiltrate the Parkway Forest community during the morning rush hours, almost all of which enter from the Sheppard Avenue East/Parkway Forest intersection and exit at the intersection of Don Mills Road/Parkway Forest Drive/Havenbrook. During the evening rush hour period approximately 85 vehicles infiltrate the community from Don Mills Road.

The study concludes, during roadway peak hours, the intersections within the Parkway Forest community all operate at highly acceptable levels of service and the planned realignment of Forest Manor Road along with proposed intersection geometry and a stop control is expected to contribute to reduced traffic infiltration, reduced vehicle speeds along Forest Manor Road and enhanced safety for pedestrians. Transportation Services staff is considering a pedestrian crossover (PXO) in the area north of the proposed realignment of Forest Manor Road and are recommending the applicant provide the necessary funds to secure the PXO if it meet warrants. The warrant analysis for the PXO will be conducted approximately one year after full build out. The funds will be secured through the Plan of Subdivision process.

The study also concludes traffic infiltration into the Henry Farm community west of Don Mills is minimal. The study notes the presence of a raised median down the centre of Don Mills Road thereby eliminating any traffic infiltration from George Henry Boulevard to the Henry Farms community. The study further notes the planned intersection does not align with any existing roadways to the west therefore traffic infiltration into the existing Henry Farms community would not be an issue. Transportation Services staff supports this conclusion.

The study also concludes there is no empirical evidence that a significant speeding issue currently exists. Based on recorded levels, speeds are close to the posted speeds. The study further concludes there is no evidence that significant pedestrian/cyclist/vehicle conflicts exist at present.

New Public Road

The redevelopment in the Parkway Forest community includes a new road connection between Don Mills Road and Forest Manor Road (refer to Attachment 1). The new road is being secured through the Plan of Subdivision application that is being processed.

The findings of the TMP have been used to inform the design of the new public road. It is a precondition to the removal of the "H-2" holding symbol that the new public road be constructed and the signalized intersection at Don Mills Road be completed, including implementing any recommendations of the TMP. This would require all work be completed prior to the issuance of building permits for the Phase 3 residential development on the north side of George Henry Boulevard between Don Mills Road and Forest Manor Road (Buildings A1/A3/A4).

Conclusion

It is appropriate for Council to amend Zoning By-law No. 856-2007(OMB), to remove the "H-1" holding symbol from lands in the Parkway Forest neighbourhood. Staff are satisfied that the criteria for removal of the holding symbol set out in the Official Plan policies are satisfied

subject to the issuance of Notice of Approval Conditions by the Director, Community Planning, North York District, on the Parkway Forest Community Centre Site Plan application.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

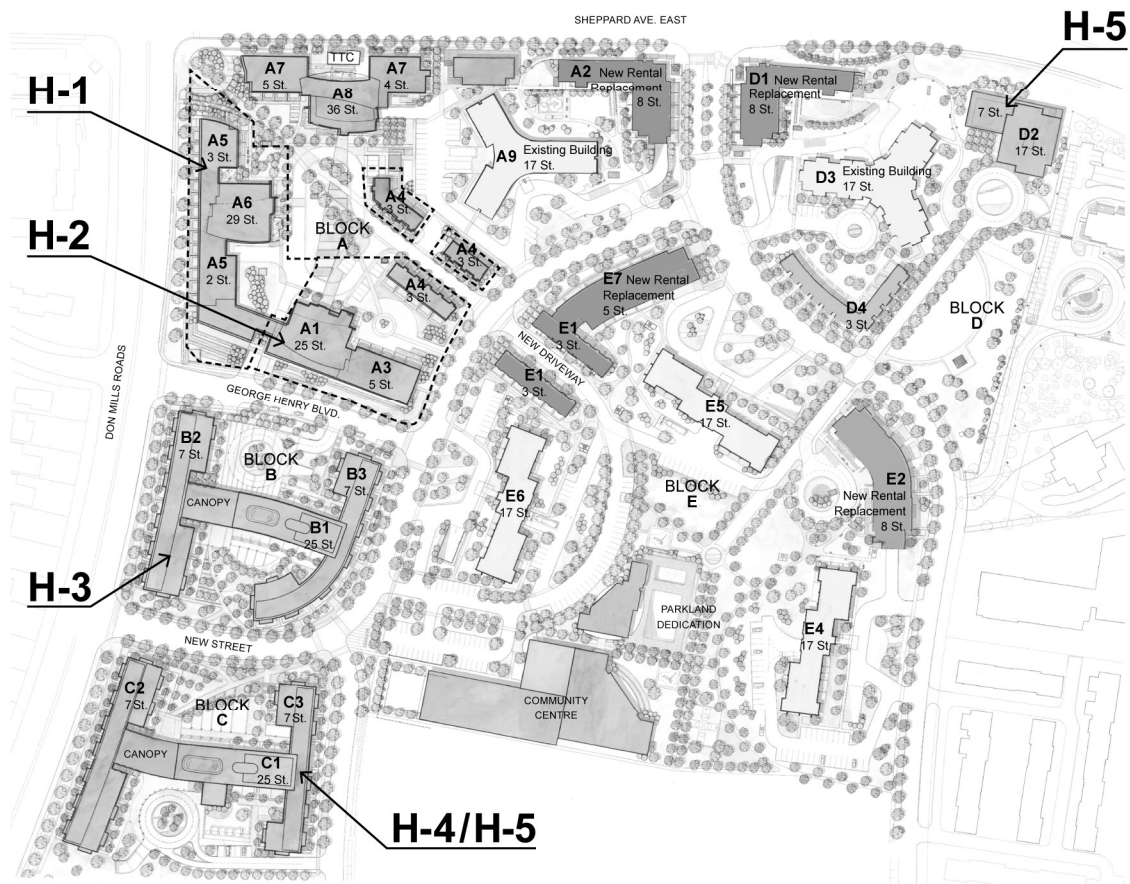
Attachment 1: Parkway Forest Master Site Plan

Attachment 2: Zoning

Attachment 3: Draft Zoning By-law Amendment

Attachment 4: Application Data Sheet

Attachment 1: Parkway Forest Master Site Plan



Master Plan

Applicant's Submitted Drawing

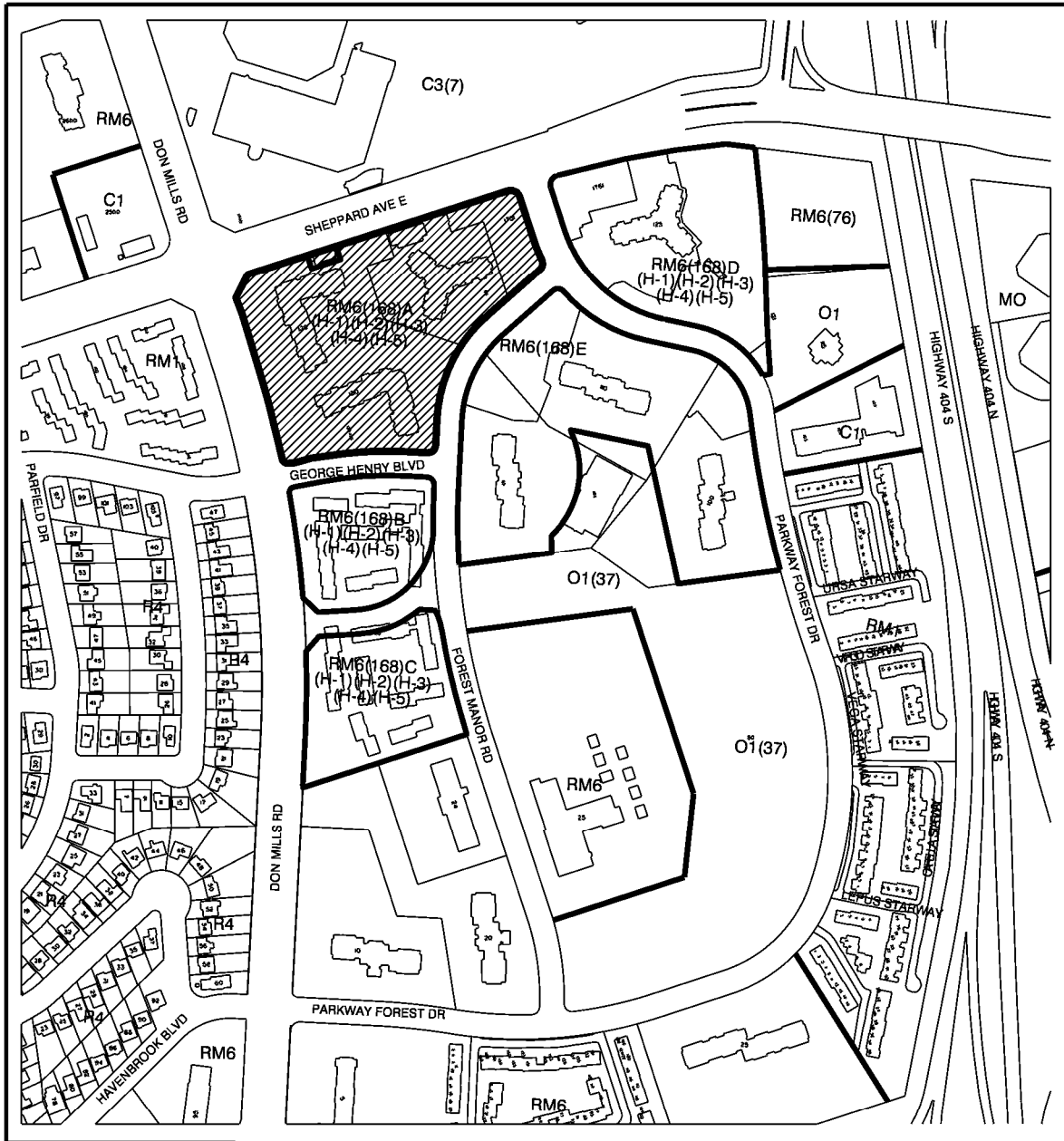
Not to Scale
10/05/2012



66 Forest Manor Rd.

File # 12 250712 NNY 33 0Z

Attachment 2: Zoning



Toronto City Planning
Zoning

66 Forest Manor Rd
File # 12 250712 NNY 33 02

RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

C3 District Shopping Centre Zone
MO Industrial-Office Business Park Zone
O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning By-law 7625
Extracted MO/DA/2012

Attachment 3: Draft Zoning By-law Amendment

Authority: ~ Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 2012
Enacted by Council: ~, 2012

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2012~

To amend former City of North York Zoning By-law No. 7625 as amended by By-law No. 865-2008(OMB), to remove the "H-1" holding symbol with respect to the lands known municipally in the year 2012 as 66 Forest Manor Road

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS there are official plan policies in affect addressing the use of holding symbols in the Parkway Forest neighbourhood;

WHEREAS it is appropriate the "H-1" holding symbol be removed in relation to the subject lands; and

WHEREAS Council has provided notice of the intent to pass this By-law;

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

1. By-law No. 865-2008(OMB) is amended by removing the "H-1" holding symbol (H) from the lands shown on the attached Schedule '1'.

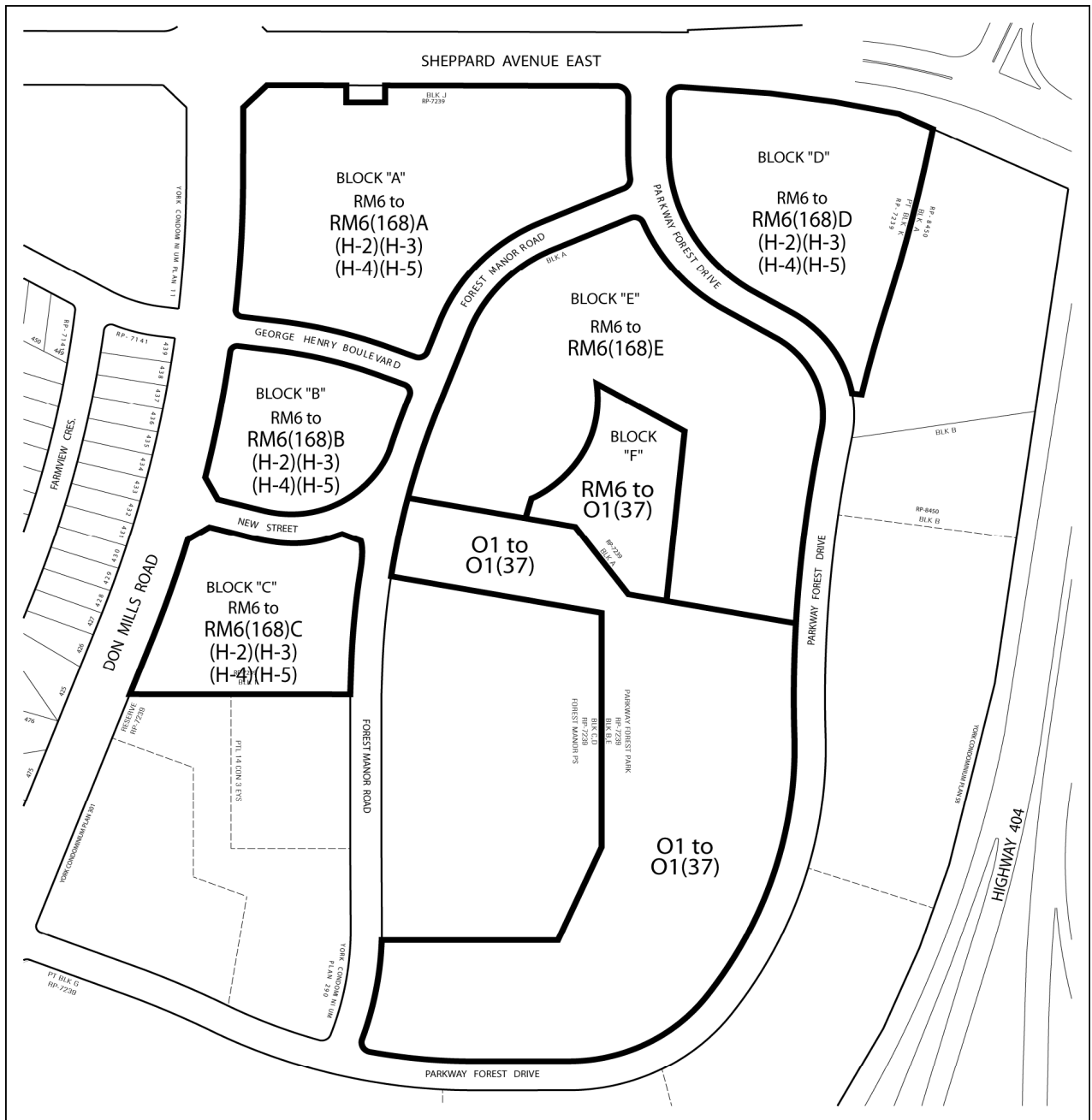
ENACTED AND PASSED this ~ day of ~ , A.D. 2012.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE '1'



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 250712 NNY 33 OZ
Details	Rezoning, Lifting the Hold	Application Date:	September 20, 2012
Municipal Address:	66 FOREST MANOR RD		
Project Description:	Application to remove the H-1 holding symbol and associated provisions that apply to certain lands in the Parkway Forest neighbourhood to permit the second phase of residential development to proceed in accordance with the underlying zoning.		

Applicant:	Agent:	Architect:	Owner:
EL AD CANADA INC	ORI BELAVIN	WZMH ARCHITECTS	EMERALD CITY DEVELOPMENTS II INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 579
Zoning:	RM6(168)A (H-1) (H-2) (H-3)(H-4)(H-5)	Historical Status:	
Height Limit (m):	112.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	23103	Height:	Storeys:	36
Frontage (m):	0		Metres:	112.50
Depth (m):	0			
Total Ground Floor Area (sq. m):	7625.48			Total
Total Residential GFA (sq. m):	104657.11		Parking Spaces:	1472
Total Non-Residential GFA (sq. m):	1056.17		Loading Docks	3
Total GFA (sq. m):	105713.1			
Lot Coverage Ratio (%):	33			
Floor Space Index:	3.50			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon Block A completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	104657.11	0
Bachelor:	0	Retail GFA (sq. m):	1056.17	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	1194			

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