

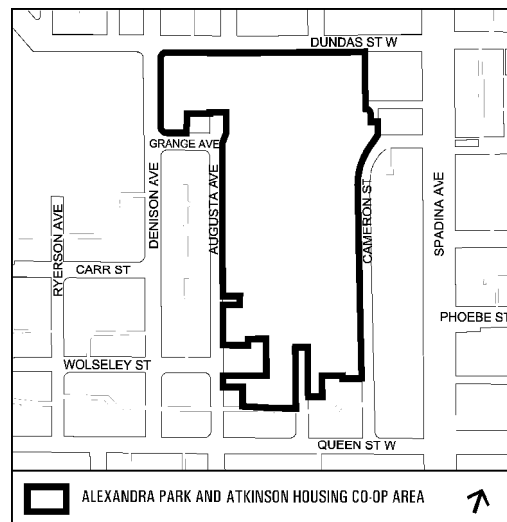
**571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square & 20 Vanauley Street – Zoning By-law Amendment, Draft Plan of Subdivision, Rental Housing Demolition
Final Report**

Date:	August 15, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 143142 STE 20 OZ (Zoning By-law Amendment) 12 158501 STE 20 SB (Draft Plan of Subdivision) 11 143151 000 20 RH (Rental Housing Demolition)

SUMMARY

This report details and recommends approval of the Zoning By-law amendment, Draft Plan of Subdivision and Rental Housing Demolition applications necessary to implement the Revitalization of the Alexandra Park and Atkinson Housing Co-operative as contained in Council Approved Official Plan Amendment No. 189 (Attachment 1).

The revitalization of the Alexandra Park and Atkinson Co-op lands will create a complete, sustainable, mixed-income and mixed-use community. The community will be connected to, yet distinct from, the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. Tenants rights will be protected throughout the revitalization, in particular through a policy for Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and will strive to enhance opportunities for existing and future residents of the area. As a comprehensively and



collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse community.

The Alexandra Park and Atkinson Co-op Revitalization will create a healthy, vibrant and diverse community with progressive urban and landscape design; greatly improved connectivity with the surrounding neighbourhoods; enhanced social, recreational, and learning infrastructure; economic opportunities; new park spaces; and community services and facilities.

The Revitalization plan ensures zero displacement of the existing tenants and housing co-operative members at 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street through a phased approach to redevelopment. It proposes to demolish and replace 333 townhouse and apartment units, refurbish and retain 473 apartment units, add 1,540 market units, and introduce non-residential at appropriate locations. The Revitalization Plan contains an extended public street network, a new community centre, and new public park space.

This report reviews and recommends approval of the applications for amendments to the Zoning By-law and Demolition and Replacement of rental housing units. This report also advises that the Chief Planner intends to approve the Draft Plan of Subdivision. The recommendations contained within this report conform with the policies of the City's Official Plan, and City Council approved OPA 189.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law 438-86, for the lands at 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (August 15, 2013) from the Director of Community Planning, Toronto and East York District;
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 Bills to City Council for enactment, City Council require the Owner of the lands at 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:
 - A. The following community benefits are recommended to be secured in the Section 37 Agreement:
 - i. The construction of a new 1,100 square meter community facility to be operated by Toronto Community Housing Corporation

(TCHC) and Atkinson Co-op and located within a new TCHC building to be constructed on Block 9 to the satisfaction of the Chief Planner and Executive Director, City Planning, Director, Affordable Housing Office, Director, Toronto Community Housing, General Manager of Parks, Forestry and Recreation, and in consultation with the Ward Councillor. The new facility will:

- a) be valued at a minimum of **\$5,000,000.00** including all construction, finishing, fixtures, HVAC systems and equipment;
 - b) have a minimum gross floor area of 1,100 square metres;
 - c) be constructed to a commercial standard, ready for occupancy for the intended use, containing all finishing, fixtures and equipment necessary to implement programming of the facility, including HVAC systems;
 - d) include the construction of two new outdoor basketball courts adjacent to the facility; and,
 - e) be completed in accordance with the requirements of the Section 37 agreement, prior to the issuance of a demolition permit for the existing community centre at 105 Grange Court.
- ii. The retention and refurbishment of 473 existing social housing units and common areas and amenities in the apartment buildings at 20 Vanauley Street, 73-75 Augusta Square and 91 Augusta Avenue, and the fourplex building known as 21, 21a, 23, 23a Augusta Avenue, as described in the Planning Report dated August 15, 2013 in accordance with the detailed refurbishment plans referenced in the Section 37 Agreement, and to the satisfaction of the Chief Planner and Executive Director, City Planning, and the Director, Affordable Housing Office. The detailed refurbishment plans to be prepared for each building shall include, but not necessarily be limited to, the following information:
- a) exterior improvements with the objective of integrating the refurbished properties with the newly constructed buildings;
 - b) upgrading building systems and envelope systems for energy efficiency;
 - c) updating common areas and amenity spaces; and

- d) interior unit work where required.
- iii. Prior to the issuance of the first below-grade building permit for a building located within Block 13, the owner shall submit a report detailing the refurbishment plan described in Recommendation 3.A.ii. for the existing building located at 20 Vanualety Street and 21, 21a, 23, 23a Augusta Avenue to satisfaction of the Chief Planner and Executive Director, City Planning, and the Director, Affordable Housing Office. The refurbishment work for these buildings will be completed prior to the issuance of the first below-grade building permit for any new market condominium buildings under Phase 2 on any of Blocks 1, 4, 6, or 8.
- iv. Prior to the issuance of the first below-grade building permit for any building under Phase 2 located within Blocks 1, 4, 6, or 8, the owner shall submit a report detailing the refurbishment plans described in Recommendation 3.A.ii. for the existing buildings located at 73-75 Augusta Square and 91 Augusta Avenue, to satisfaction of the Chief Planner and Executive Director, City Planning, and the Director, Affordable Housing Office. The refurbishment of these buildings shall be completed prior to the issuance of the first above-grade permit for the last market condominium building to be completed within Blocks 1, 4, 6, or 8.
- v. The owner shall contribute to the growth of affordable rental and/or affordable ownership housing within the proposed market buildings to be located on Blocks 1, 4, 6, 8, 11 and/or 13 to a minimum value of **\$2,000,000.00**, to the satisfaction of the Chief Planner and Executive Director, City Planning, Director, Affordable Housing Office, City Solicitor, Director, Real Estate Services, and in consultation with the Ward Councillor.
- vi. The owner shall provide non-residential floorspace for the purposes local social enterprise and business development on the site within the ground floor of the proposed market buildings to be located on Blocks 1, 4, and/or 6, to a minimum value of **\$1,000,000.00**, to the satisfaction of the Chief Planner and Executive Director, City Planning, the Director, Social Development and Finance, the City Solicitor, the Director, Real Estate Services and in consultation with the Ward Councillor.
- vii. The owner shall prepare a “District Public Art Plan” to develop a consistent theme for the redevelopment and to locate public art in a location(s) that is highly visible and publicly accessible within a prominent area of the Alexandra Park and Atkinson Co-op lands prior to the registration of a subdivision agreement for any Block

other than Blocks 10, 11, 12, 13, 14, or 15. A minimum public art contribution for the revitalization will be based on 1% of the gross construction cost of the total revitalization's market component. The Plan will be subject to approval from the Chief Planner and Executive Director, City Planning. It shall consider, amongst other matters, the overall public art plan, the participation of the local arts community and local artists, capacity to provide space for the creation of art, the jury composition, the distribution of the budget and the proposed phasing for the installation of each part of the District Public Art Plan in relation to the phased development of the site.

- B. The following rental housing replacement provisions are recommended to be secured in the Section 37 Agreement:
- i. The provision and maintenance on the site of not less than 333 social housing replacement units, which are rental housing units, for a period of at least 25 years, comprising 183 townhouse units and 150 apartment units, all of which shall have rents geared-to-income.
 - ii. The provision of tenant relocation assistance for tenants in the units to be demolished, including the right for eligible tenants to return to a replacement rental unit, with the details of the Tenant Relocation and Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - iii. The submission of a Construction Mitigation and Tenant Communication Strategy, with a focus on the impact of construction activity for on-site tenants, prior to the issuance of the first below-grade building permit in each phase of the construction, to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - iv. Regardless of any proposed sub-phasing for the lands within Phase 2, the following shall apply to secure for the complete replacement of social housing units, and may be amended as necessary to the satisfaction of the Chief Planner and Executive Director, City Planning:
 - a. prior to the issuance of any above-grade permit for a building on Blocks 1,4,6 or 8, a total of 60 replacement social housing townhouse units will be completed and ready for occupancy, and;

Non-Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date of payment;

5. City Council direct City Planning, in consultation with the City Solicitor and any other necessary City Divisions, to report back to City Council with further clarification regarding the Section 37 benefits defined in items 3.A.v. and vi;
6. City Council approve the application to demolish the 333 existing social housing units, that are residential rental units including 70 apartment units and 263 townhouses located at 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street pursuant to Municipal Code Chapters 667 and 363 subject to the following conditions under Chapter 667 which provide for the replacement of rental housing:
 - A. The owner shall provide and maintain not less than three hundred and thirty three (333) replacement social housing units on the subject site for a period of at least 25 years, all of which will have rents geared to income, comprising the following:

Proposed New Unit Types	
Unit Type by Number of Bedrooms	Total
1 Bedroom Apartments	14
2 Bedroom Apartments	56
3 Bedroom Apartments	80
3 Bedroom Townhouse	79
4 Bedroom Townhouse	77
5 Bedroom Townhouse	27
Total	333

- B. The owner shall provide tenant relocation assistance including the right for eligible tenants to return to a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and as further detailed in the draft Zoning By-law Amendment attached as Attachment 5 to the report dated August 15, 2013 from the Director, Community Planning, Toronto and East York District;
 - C. The owner shall provide detailed floor plans for the replacement social housing units and common amenity areas for the replacement social housing buildings concurrently with the plans being submitted in support of a Site Plan Control application for any market buildings within the same phase of redevelopment to the satisfaction of the Chief Planner and Executive Director, City Planning;

- D. The owner shall enter into and register one or more Section 111 Agreement(s) to secure the conditions outlined in A and B above and as detailed in the draft Zoning By-law Amendment attached as Attachment 11 to the report (August 15, 2013) from the Director, Community Planning, Toronto and East York District, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning; and,
 - E. The owner shall enter into and register, a Section 118 Restriction under the *Land Titles Act* (to the satisfaction of the City Solicitor) agreeing not to transfer or charge those parts of the lands, comprising the 333 replacement rental units, without the written consent of the Chief Planner and Executive Director, City Planning or her designate, to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands.
7. City Council authorize the Chief Planner and Executive Director, City Planning to issue preliminary approval to the application under Municipal Code Chapter 667 for any of the existing rental housing buildings in any specific phase of the development after the latest of the following has occurred:
- A. The satisfaction of the conditions outlined in Recommendations 3, 4, 5 and 6;
 - B. The Zoning By-law Amendment referred to in Recommendations 1 and 2 have come into full force and effect; and
8. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning has issued the preliminary approval referred to in Recommendation 7 for any of the existing social housing buildings in any specific phase of the development.
9. City Council authorize the Chief Building Official to issue a permit under Section 33 of the *Planning Act* for any of the social housing buildings in any specific phase of the development, no earlier than issuance of the first building permit for the development, and after the Chief Planner and Executive Director, City Planning has issued the preliminary approval referred to in Recommendations 7 and 8, which permit may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code, on condition that:
- A. the owner construct a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and
 - B. should the owner fail to complete the new building within the time specified in condition A, the City Clerk shall be entitled to enter on the

collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

10. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 37 and Section 111 Agreements.
11. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 6 to the report (August 15, 2013) from the Director, Community Planning, Toronto and East York District, subject to:
 - A. the conditions as generally listed in Attachment 7 to the report (August 15, 2013) from the Director, Community Planning, Toronto and East York District, which except as otherwise noted must be fulfilled prior to the release of the plan of subdivision for registration; and
 - B. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.
12. City Council adopt the Alexandra Park Urban Design Guidelines as shown on Attachment 8 to the report (August 15, 2013) from the Director, Community Planning, Toronto and East York District.
13. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above-Base Park Improvements to the park space within Alexandra Park and Atkinson Co-op, to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above-Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
14. City Council direct that cash-in-lieu monies generated through the Alternative Rate Parkland Dedication By-law that are above the first 5% shall be directed for use to construct the Above Base Park Improvements to the park space within Alexandra Park and Atkinson Housing Co-op.

Financial Impact

There are no direct financial impacts on the City arising from the adoption of this report. TCH will be responsible for the total cost of replacing and refurbishing the 806 social housing units and related infrastructure costs as part of the Revitalization Plan.

The Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

April 21, 2011 – Toronto and East York Community Council (TEYCC) considered the Preliminary Report from the Director, Community Planning (March 21, 2011) and:

- requested that the Chief Planner initiate and chair an interdivisional working group consisting of staff from commenting agencies to identify and resolve any technical issues arising from the review of the development applications;
- requested the Executive Director, Social Development, Finance and Administration Division to co-ordinate the corporate actions required for the Alexandra Park and Atkinson Housing Co-operative revitalization; and
- thanked the Toronto Community Housing Corporation staff and the Toronto Community Housing Corporation Board for embracing and supporting the community-led revitalization process.

May 17 - 19, 2011 - City Council adopted Toronto and East York Community Council (TEYCC) recommendations (Item TE6.20)

The City Council and TEYCC decisions can be accessed at this link:

The Preliminary Report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-37258.pdf>.

June 13, 2012 - TEYCC considered the Final Report from the Director, Community Planning (May 22, 2012) to approve the Official Plan Amendment Application detailing the Revitalization Plan for Alexandra Park and Atkinson Co-op. The Final Report also recommended:

- that the Supervisor, Tree Protection and Plan Review, Urban Forestry Division report to Toronto East York Community Council on the application to remove private trees on the site;
- that the Acting Chief Planner and Executive Director, City Planning Division prepare a Community Services and Facilities Needs Analysis of the immediate area to determine existing and future gaps of service provision.
- that City Council approve, in principle, the Alexandra Park and Atkinson Housing Co-operative Revitalization.

July 11, 2012 - City Council adopted Community Development and Recreation Committee recommendations (Item CD14.9) which were necessary to proceed with the Revitalization as the City is the sole shareholder of TCH. This report also requested TCH complete a Social Development Plan with local stakeholders and appropriate City Divisions as part of the Revitalization Plan.

The City Council and Community Development and Recreation Committee decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.CD14.9>

The Staff Report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2012/cd/bgrd/backgroundfile-48359.pdf>

July 13, 2012 - City Council adopted Toronto and East York Community Council (TEYCC) recommendations (Item TE6.20) including Official Plan Amendment No. 189 (Attachment 1).

The City Council and TEYCC decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.7>

The Final Report on the Official Plan Amendment can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-48032.pdf>

ISSUE BACKGROUND

Ontario Housing Corporation (Metro Toronto Housing and the Metro Toronto Housing Company Limited) developed the residential neighbourhood known as Alexandra Park in 1968 and in 1986, CityHome constructed the Queen Vanauley apartment building. In 2003, Alexandra Park became the Atkinson Housing Co-operative Inc., the first public housing project in Canada to convert to a non-profit housing co-operative. Today, the Atkinson Co-operative manages a majority of the site, while Toronto Community Housing (TCH) manages the Alexandra Park Apartments and Queen Vanauley apartments. Atkinson Housing Co-operative and TCH entered into a long term lease and operating agreement for the management of 410 townhouse and apartment units. The residents of these units are not TCH tenants. The operating agreement expires in December 2013 and the lease in 2023.

Proposal

The Revitalization Plan for Alexandra Park and Atkinson Housing Co-operative Area, as detailed in Council Approved Official Plan Amendment No. 189 (Attachment 1), will result in the demolition and replacement - at no cost to the City - of 333 Atkinson Housing Co-operative units, of which 263 are townhouses and 70 are apartment units, and the development of approximately 1,540 new market units (Attachment 4). The replacement townhouse units are proposed to be 3 and 4 storeys in height, while the replacement rental apartment building and market condominiums range in height from 5 to 17 storeys. Four existing buildings (21/21a, 23/23a, and 91 Augusta Avenue, 73-75

Augusta Square, and 20 Vanauley Street) will be retained and refurbished throughout the revitalization.

The following chart details the number and type of units currently located at each address within the Revitalization under either TCH and Atkinson Co-op management and what is being proposed (replacement or refurbishment) for each.

Address	Unit Type	Number of Units	Replace or Refurbish	Management
73-75 Augusta Square	1 & 2 bedroom apartments	77	Refurbish	Atkinson
170 Vanauley Walk	1 & 2 bedroom apartments	70	Replace	Atkinson
Various	3, 4 & 5 -bedroom townhouses	263	Replace	Atkinson
Subtotal		410		
20 Vanauley Street, 21a, 21b, 23a, 23b Augusta Avenue	1 & 2 bedroom apartments and 3 bedroom four-plex units	139	Refurbish	TCH
91 Augusta Avenue	5-bedroom Townhouses	257	Refurbish	TCH
Subtotal		396		
Total		806		

An extended street network will improve connectivity through the site from the surrounding neighbourhoods.

The Revitalization Plan includes three new public streets (Streets A, B, and E) and two extensions of existing public streets: Augusta Avenue (Street D) and Vanauley Street (Street C). A series of new watermains and sewer mains will service the site and connect into existing City mains. All new public streets and servicing infrastructure will be financed by TCH and its development partners.

The Revitalization Plan includes new park space situated at the centre of the site and connected to a new Community Recreation Hub to service both the Co-op and new market building residents. The Community Recreation Hub will replace the existing TCH-owned community recreation centre and will include two outdoor basketball courts, indoor amenity space for the exclusive use and management of the TCH tenants and Atkinson Housing Co-operative members and additional indoor community space, which will be open and accessible to members of the public.

Site and Surrounding Area

The site is situated between Queen Street West to the south, Spadina Avenue to the east, Dundas Street West to the north and Augusta Avenue to the west.

The site is approximately 7 hectares (18 acres) in size and has an existing population of approximately 2,500 residents housed in 806 existing rental units. With the exception of

81 market-rental units in the 20 Vanauley Street building, the remaining rental units are rent-geared-to-income. Townhouse and apartment units currently exist on site.

The following table outlines the existing number and unit type by management.

Breakdown of Existing Units					
Atkinson Housing Co-op			TCH		
Townhouse	Apartment		91 Augusta Avenue	20 Vanauley Street	21/21a, 23/23a Augusta Avenue
	170 Vanauley Walk	73-75 Augusta Square			
263	70	77	257	135*	4
Atkinson Co-op Units 410			TCH Units 396		
Total Existing Units 806					

***81 units have market rent levels**

The current existing unit mix in Alexandra Park consists of:

Bachelor / 1-bedroom Apartments	365
2-bedroom Apartments	174
3-bedroom Townhouses	163
4-bedroom Townhouses	77
5-bedroom Townhouses	27
Total	806

The Alexandra Park community centre, located at 105 Grange Ct. is currently owned by TCH and operated by the Atkinson Housing Co-operative. It is located at the north-east end of the site and offers programs and services to Alexandra Park residents and the surrounding community.

Other non-residential uses on the site include the City-operated Alexandra Park Child Care Centre at 75 Augusta Avenue and a small general store within the same building. CareFirst provides support services to seniors in the Alexandra Park Seniors Apartment.

The site features approximately 403 trees of varying size and species, which provides an extensive green canopy above the site in the spring and summer months. It contains approximately 245 parking spaces, most of which are located in surface lots at the edges of the site, while the 20 Vanauley building has one level of underground parking. Vehicular access into the interior of the site is limited to emergency vehicles. A network of pedestrian pathways exists throughout the site providing access to and from adjacent neighbourhoods through Alexandra Park and Atkinson Coop.

The following land uses and buildings are located adjacent to the subject site:

North: One to three-storey buildings, some with with retail at the ground level are situated on the north side of Dundas Street West.

East: Retail and residential buildings with frontage on Spadina Avenue, ranging in height between three to ten storeys.

South: Mixed residential and commercial buildings with frontage on the Queen Street West Heritage Conservation District.

West: Low-rise residential dwellings. Across Denison Street at the north end and west of the site of the site is Ryerson School and the Scadding Court Community Centre.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Section 1 of the PPS calls for the wise management of change and support for strong, liveable and healthy communities. Section 1.4.3 requires that planning authorities provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents, by establishing targets for the provision of housing affordable to low and moderate-income households and permitting and facilitating all forms of housing.

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. Section 3.1 of the Growth Plan states that "In the case of housing, there is an underlying societal need for affordable housing in many municipalities that is heightened by growth pressures."

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan (OP) Urban Structure Map 2 identifies the subject site as part of the *Downtown and Central Waterfront*. The OP Map number 18 – Land Use designates the subject site as *Mixed Use Areas, Apartment Neighbourhoods, and Parks and Open Space Areas*. (Attachment 2)

The Downtown

The *Downtown* will see new development to house residents and jobs. The *Downtown* is an area intended to accommodate a vibrant mix of residential and employment growth. The advantage of developing residential units in the *Downtown* is that it offsets the need for in-bound commuting each day by creating "accessibility through proximity". The OP states that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area.

Mixed Use Areas

Mixed Use Areas are to consist of a broad range of commercial, residential and institutional uses. These areas are intended to absorb, over time, a portion of Toronto's expected growth. *Mixed Use Areas* vary in scale and density subject to a site's locational attributes and context. The OP contains policies to guide the development of *Mixed Use Areas*, including: the creation of a balance of uses that reduces automobile dependence and meets the needs of the community; the provision of new jobs and homes on underutilized lands; the location and massing of buildings to frame streets, minimize shadow impacts and provide areas of transition toward lower scale 'Neighbourhoods'; and the provision of an attractive, safe and comfortable pedestrian environment.

Apartment Neighbourhoods

Apartment Neighbourhoods are to consist of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Development within *Apartment Neighbourhoods* is intended to contribute to the quality of life in the City by providing transition to adjacent land uses consisting of lower scale or density, and designing new buildings to limit shadow impacts, frame the edge of streets, screen service areas, create a comfortable pedestrian realm, be accommodating persons at all levels of mobility, and provide active ground floor uses adjacent to streets and open space areas.

While the OP notes that significant growth is not typically intended within *Apartment Neighbourhoods*, compatible infill development including one or more new buildings may be considered provided there is sufficient underutilized space on site, and the proposed redevelopment of lands addresses the built form and community benefits policies of the OP as well as principles of good land use planning.

Parks and Open Space Areas

Parks and Open Space Areas are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto. These spaces are intended primarily to provide areas of

passive and active recreation. Development within *Parks and Open Space Areas* is generally prohibited, with the exception of recreational facilities, cultural works, conservation projects, and essential public works and utilities where necessary.

The Public Realm

Public Realm policies contained within the OP that help guide the development of streets, sidewalks and boulevards are applicable to the proposal. Policy 3.1.1.6 requires that the design of sidewalks and boulevards provide safe, attractive, interesting and comfortable spaces for pedestrians. Policy 3.1.1.14 outlines design considerations for new streets, including providing connections between adjacent neighbourhoods, dividing larger sites into smaller development blocks, providing access and addresses for new developments, allowing the public to freely enter without obstruction, creating adequate space for pedestrians, bicycles and landscaping, and providing access for emergency vehicles. Policy 3.1.1.15 states that all new streets should be public streets and where appropriate, private streets should be designed to integrate into the public realm and meet the design objectives for new streets. The Public Realm policies provides further guidance on the development of new city blocks and development lots (Policy 3.1.1.16) and new parks and open spaces (Policy 3.1.1.17), both of which are applicable to the proposal.

Housing Policies

The Housing section of the OP (3.2.1) sets out policies concerning the provision of a full range of housing, and maintaining and replenishing the housing stock within the City. In particular, Policy 3.2.1.7 addresses the redevelopment of social housing properties and requires that proposals which seek to remove social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement of social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- c) an acceptable tenant relocation and assistance plan addressing the provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement units and other assistance to mitigate hardship.

Policy 3.2.1.5 concerns significant new development on sites where existing rental housing will be kept. It requires that the existing rental housing be secured as rental for a specific number of years, and that any needed improvements or renovations to the existing rental housing be undertaken without increasing the rents to tenants.

Section 37 Policy

Section 37 of the *Planning Act* gives municipalities authority to pass zoning by-laws involving increases in the height or density of development in return for the provision by the owner of community benefits. Section 5.1.1 of the Official Plan includes policies dealing with the use of Section 37. The policies state that Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities and include amongst other matters, rental housing to replace demolished rental housing.

Site Specific Official Plan Policies (OPA 189)

In addition to the above noted policies contained within the Official Plan, further site specific policies to direct the Revitalization of Alexandra Park and Atkinson Coop are found in Official Plan Amendment No. 189 (Attachment 1). This OP Amendment, approved by City Council in July 2012, contains, among other matters, policies regarding the replacement of social housing units, the principle of zero-displacement, community benefits, required updates to plans and studies as each phase of the development progresses, and the following vision statement:

The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

Zoning

The former City of Toronto Zoning By-law no. 438-86, as amended, zones the site Residential - R3 Z1.0 with a maximum building height of 12.0 metres (Attachment 3). A range of residential uses are permitted, including apartments, to a maximum density of 1.0 times the area of the lot. The By-law permits a limited scope of non-residential uses in an R3 zone, including parks, playgrounds, community centres, and others.

The subject lands are not subject to the City's harmonized Zoning By-law no. 569-2013.

Draft Plan of Subdivision

Section 51 of the *Planning Act* requires that lands to be conveyed to the City be described within a registered plan of subdivision. Prior to registration, and in considering a draft plan of subdivision, the City is required to have regard for, among other matters, safety, convenience, accessibility for persons with disabilities, adequacy of utilities and municipal services. The City may also impose conditions of approval to the plan of

subdivision, including, but not limited to the requirement to dedicate lands for public uses, at no cost to the City. The Draft Plan of Subdivision application was submitted to the City on April 20, 2012.

In accordance with the delegated approval under by-law 229-2000, as amended, this report advises City Council that the Chief Planner intends to approve the draft plan of subdivision as generally illustrated on Attachment 6, subject to the conditions as generally listed in Attachment 7, provided Council approves the subject Zoning By-law Amendment and Rental Housing Demolition Applications.

Phasing

The Revitalization is proposed to be a phased redevelopment. Phase 1 of the revitalization will occur south of the new 'Street B' (Carr Street). Phase 2 will occur in several sub phases on the lands north of Street B. Because of a number of factors, including potential market conditions, availability of TCH and Atkinson Co-op units to accommodate zero-displacement, and details of development partnerships with TCH, it is difficult to accurately forecast the timing of the Revitalization at this point.

The provision of necessary infrastructure improvements to the area by TCH and its development partners, including new park space, new roads and piped services, and delivery of community benefits as detailed in the Section 37 Agreement, have been tied to construction or registration on specific Blocks in the Draft Plan of Subdivision (Attachment 6) to allow for some flexibility in the development sub-phasing of Phase 2.

For the purpose of this report, where the term 'Phase' is noted, the blocks and streets which comprise Phase 1 and 2 are as follows:

Phase 1	Blocks 10-15 (inclusive)
	Streets B and C
Phase 2	Blocks 1-9 and 16-18 (inclusive)
	Streets A, D and E

In order to ensure the orderly redevelopment of the subject lands in Phase 2, the following studies and communication documents are required to be updated prior to future phases of development proceeding:

Updated Document Required	When it is Required
Detailed Context Plans*	Prior to lifting of Holding provision
Construction Mitigation and Safety Plan	Prior to lifting of Holding provision
Tenant Communication Strategy	Prior to lifting of Holding provision
Tenant Relocation and Assistance Plan	Prior to lifting of Holding provision
Housing Issues Report Update	Prior to lifting of Holding provision

Community Services and Facilities Implementation Plan	Prior to lifting of Holding provision
Emergency Services Communication Plan	Prior to issuance of demolition permit

**Detailed Context Plans detail demolition phasing, interim servicing, vehicle access and parking, and the order in which new structures are developed.*

Site Plan Control

A Site Plan control application (File - 13 144963 STE 20 SA) has been submitted for Phase 1A of the revitalization for 40 replacement TCH townhouses and 240 new market units contained within a 12-storey residential building with 2 floors of wrapped mechanical residential space. The application encompasses Blocks 10 and 11 as well as Street C and part of Street B and is currently being reviewed by City Staff.

Additional site plan applications will be required for future phases and sub-phases of the Revitalization.

TCH Design Review Panel

Each phase of the Revitalization is required to be presented and discussed at the TCH Design Review Panel. On April 25, 2013, the proposed Market Building on Block 11 and the 40 replacement social housing townhouses on Block 10 were before the TCH Design Review Panel (DRP).

The Panel was generally supportive of the format of the redevelopment, but did note some concerns with the rear walkways behind the townhouses. It was also noted that high quality materials should be employed on the market building to set the tone and most effectively execute the vision for the architecture as demonstrated in the renderings.

The DRP comments are taken into consideration by staff when reviewing the Site Plan Applications for each new phase of development.

Tree Preservation

The site currently has an inventory of eight (8) City-owned street trees and 710 trees on private property having a diameter of 30 cm or greater, which are protected under the City's Private Tree By-law. An Arborist Report has identified the need to remove up to eight (8) street trees and up to approximately 350 private trees, two of which are located on neighbouring properties. The exact number of trees requiring removal cannot be determined until the planning process further progresses with each phase of development. Further Urban Forestry matters will be addressed through the review of Site Plan Control Applications submitted in support of subsequent phases and sub-phases.

City of Toronto Municipal Code Chapter 813, Article III, §813-12 B(1)(a) provides an exemption to the Toronto Community Housing Corporation from paying application fees for the removal of trees on private property.

On September 11, 2012, a report from Parks, Forestry and Recreation was before TEYCC recommending that the General Manager, Parks, Forestry and Recreation collect fees for

the tree removal application based on the proportion of gross floor area in the new development within Alexandra Park and Atkinson Co-op dedicated to market value, and the deferral of payment of the fees until the proportion of the development composed of non-profit housing is determined. On October 2 - 4, 2012 City Council approved this direction.

The Staff report on the proposed tree removal can be found at this link:
<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49343.pdf>
The City Council and TEYCC decisions can be accessed at this link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.35>

City of Toronto Act, Section 111

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. The City's implementing by-law, By-law No. 885-2007 (also known as the Rental Housing Demolition and Conversion By-law), was enacted by City Council on July 19, 2007 and established Chapter 667 of the Municipal Code.

The By-law makes it an offence to demolish the whole or any part of a residential rental property where there are six or more dwelling units, unless approval has been granted for a Section 111 permit for the demolition. In addition, approval of related planning applications, such as a rezoning, should be conditional upon the applicant receiving a Section 111 permit. City Council may impose conditions on the approval of the Section 111 permit, which typically involve the replacement of rental housing and assistance to any tenants affected by the proposed demolition. The conditions are based on the Official Plan policies and established practices the City has in place when considering rental housing demolition. City Council's decisions on the refusal or approval of a Section 111 permit are not subject to appeal to the Ontario Municipal Board.

If the demolition of rental housing is approved under Municipal Code 667, approval to issue a demolition permit for residential buildings under Municipal Code 363 and Section 33 of the *Planning Act* is also required. The by-law provides for the co-ordination of these authorities for issuing the demolition permit. Typically, City Council receives a joint report on the related planning applications as well as the application under 667 so that the decisions on demolition and redevelopment may be made at the same meeting.

This report recommends approval of the Rental Housing Demolition and Conversion Application.

Urban Design Guidelines

The Alexandra Park Urban Design Guidelines (Attachment 8) provide further guidance on the implementation of the Zoning By-law, to achieve attractive, animated and comfortable public realm and built form, with a pedestrian and community-oriented focus. The Guidelines incorporate the Guiding Principles developed through community consultation including the Atkinson Co-operative and TCH residents. The Master Plan concept of streets and blocks, massing and community open space is outlined in detail,

and was developed for this site to ensure connectivity and built form compatibility with the established Neighbourhoods and adjacent culture-rich areas: historic Spadina Avenue to the east, Kensington Market to the north, and the Queen Street West Heritage Conservation District to the south. Further guidance is provided on at-grade uses, setbacks, architecture, open space, streetscape, sustainability, servicing and phasing.

This report recommends that Council adopt the Alexandra Park Urban Design Guidelines (Attachment 8).

Community Services and Facilities

Policy 3.2.2.5 of the Official Plan provides for the development of community service strategies to provide new social infrastructure and facilities in under-serviced areas. The Official Plan requires that these strategies and implementation plans be provided for residential and mixed use sites generally larger than five hectares, and all new neighbourhoods. TCH has submitted an inventory of existing services and an initial assessment of required infrastructure.

OPA #189 provides the policy direction to implement the Revitalization Plan for Alexandra Park and Atkinson Housing Co-operative area, including Community Services and Facilities (CS&F) policies to ensure that there is a balanced social infrastructure to address the growth and change expected throughout the revitalization process. The CS&F policies require TCH to submit an updated CS&F Implementation Plan as part of rezoning application to remove the Holding provision for each phase of development in order to assess future requirements for growth related community facilities to respond to needs of both the TCH tenants as well as owners of the new market condominium units. Community facilities include non-profit publicly accessible facilities such as public schools, child care, libraries, community recreation, and human services (i.e. immigration and settlement, employment training, seniors programs).

Required components of the Implementation Plan outlined in the policies include an updated demographic profile, CS&F inventory, identification of existing or new gaps, re-evaluation/confirmation of previously identified CS&F priorities (i.e. existing and growth related), status of planned facilities, identification of locations and timing for new facilities, potential funding sources and coordination of initiatives with stakeholders.

TCH has submitted a CS&F Implementation Plan (dated June 2013) as part of the OPA and Rezoning application. City Planning staff have reviewed the Implementation Plan and advise that it meets the above noted requirements. This Plan will guide the implementation of social infrastructure to support the Phase 1 and Phase 2 redevelopment.

While many of the current facilities in the area provide valuable services, the size and scope of facilities across the area have been recognized as inadequate. Based on extensive stakeholder outreach, a number of existing gaps were identified, including:

1. Additional funding for fee subsidies for child care, particularly for infants and toddler spaces;
2. Recreation facilities particularly for youth, including satellite multi-service facilities, local community centres along with basketball courts;
3. Recreational programming in existing and new parks;
4. Additional on-site community gardens; and
5. Increased community space, particularly for seniors programs including at-grade space within proposed mixed use and/or residential buildings;

The overall Revitalization will result in 1,540 new residential units, increasing the area population by approximately 2,500 residents to a total population of approximately 5,000. The CS&F Implementation Plan notes that Phase 1 of the Revitalization can be easily accommodated by existing social infrastructure, and as redevelopment proceeds into Phase 2, new community facilities including the redeveloped/expanded Alexandra Park Community Centre will be implemented in a coordinated and timely manner. The Plan notes that the redevelopment plan should be adequate to respond to the proposed growth and will be monitored throughout the redevelopment process. In addition, opportunities to address future growth related facilities are underway with potential initiatives including the Ryerson Public School and Scadding Court Community Centre redevelopment projects involving public/private partnerships. These key initiatives will be monitored as part of future growth requirements.

Both the Toronto District School Board and Toronto Catholic District School Board advise that there is adequate school capacity within the existing local schools to accommodate the demand from the additional units being proposed.

There are 13 child care programs located within the study area providing a total of 663 licensed child care spaces. Children's Services staff advise that relative to other areas of the City, the share of child care subsidy in the community overall is well subscribed. The introduction of all-day JK/SK in a phased manner has resulted in changes in demand for licensed child care both in terms of ages served and overall number of spaces. As implementation of full-day kindergarten continues, more children will transition out of child care and into the education system. In addition to this programming change together with no affordable market units being proposed and a small number of large family units (i.e. 3 bedroom) being provided, there would likely be a small number of new children generated from the market housing component. As such, the demand for growth related child care facility would not be required; however, the current child care capacity should be maintained throughout the revitalization process. Any redevelopment that involves the closure of an existing child care centre must ensure that the facility be replaced.

Social Development Plan

The Alexandra Park Social Development Plan (SDP), currently being developed, promotes opportunities to improve social conditions for Alexandra Park and surrounding areas throughout revitalization. The SDP will leverage opportunities and be used as a blueprint for continuous community improvement. Residents of Alexandra Park have been engaged to assist in identifying areas of support and engagement. The primary focus of the SDP includes:

1. Local Leadership Development and Governance
2. Community Safety
3. Social Cohesion
4. Amenities, Green Spaces, and Sustainability
5. Access to Local Social Services
6. Employment, Education, and Enterprise Development

Sole Shareholder Approval and Ministerial Consent

Toronto Community Housing Corporation (TCH) is an arms-length corporation owned by the City under the Ontario Business Corporations Act. The City is the sole shareholder of TCH. As sole shareholder, the City is required to approve the impact of the revitalization on TCH's finances. In order to proceed with the sale of any lands, TCH requires the consent of the Ministry of Municipal Affairs and Housing (MMAH). The Shelter, Support, Housing and Administration Division acts as Service Manager under the *Housing Services Act* and is responsible to ensure TCH replaces all rent-geared-to-income units planned to be demolished.

On June 26, 2012, a report from the Social Development, Finance & Administration and Shelter, Support and Housing Administration Divisions was considered at the Community Development and Recreation Committee. The report recommended the necessary City Council approvals for the Revitalization as the sole shareholder of TCH and as the Social Housing Service Manager. The report also requested TCH to complete a Social Development Plan with local stakeholders and appropriate City Divisions as part of the Revitalization Plan.

On July 11, 2012, City Council adopted the recommendations of the recommendations of the report without amendment.

Under the *Housing Services Act*, 2011, service manager consent is required under Section 161 if TCH property is mortgaged or encumbered or an extension or amendment of any existing mortgage or encumbrance is required. Council has authorized the General Manager, SSHA to grant such consents, The General Manager, SSHA, will also request MMAH consents for all transfer or sales of social housing property for the purpose of the revitalization. It is expected that these requests will occur throughout the revitalization process. These consents will be registered by the City Solicitor under the *Registry Act* or the *Land Titles Act*.

Reason for Applications

An application to amend the Zoning By-law No 438-86, as amended, is required to apply zone provisions, performance standards, and permitted uses to the subject area which implement the Revitalization Plan detailed in Council Approved OPA 189 (Attachment 1).

A Draft Plan of Subdivision application is required to allow lands within the subject area to be divided into parcels which comprise the market and social housing blocks within the revitalization as well as lands which will be conveyed to the City for roads and park spaces.

A Rental Housing Demolition application is required to obtain City approval for a Section 111 permit to demolish and replace 333 existing social housing units. As TCH advises that the proposed refurbishment of 473 units will not result in a change to the number or bedroom type of units, it is anticipated that Section 111 approval will not be required for that component of the proposal.

Community Consultation

Since 2009, TCH and the Ward Councillor have hosted several meetings with tenants of Alexandra Park apartments and members of the Atkinson Housing Co-op. These meetings helped compose the guiding principles and vision which form part of the Revitalization plan. Throughout the application review process, TCH hosted several additional meetings with members of the community, the Visioning Committee and housing co-operative board, six of which City staff attended.

City Planning staff hosted two community consultation meetings. The first meeting was held on June 27, 2011 at the Theatre Passe Muraille. Staff arranged for interpretation services in Arabic, Bengali, Cantonese, French, Mandarin, Spanish, Somali, and Vietnamese. Over 70 members of the community, including tenants and housing co-operative members, attended the meeting. Comments and questions on the development application touched on building height, environmental initiatives, zero displacement, cycling, and others. A full summary of the meeting discussion can be accessed at this link: http://www.toronto.ca/planning/pdf/june-27-11_meeting-notes.pdf.

On April 4, 2012, City Planning staff hosted the second meeting which was intended for tenants and housing co-operative members to discuss the applicable housing policies and processes around unit replacement and tenant assistance. This consultation is required under Chapter 667 of the Municipal Code. Approximately 70 existing tenants and housing co-op members attended the meeting. City staff arranged for interpretation services in eight languages.

Following Council's adoption of Official Plan Amendment no. 189 in July 2012, TCH and their development partner, Tridel, proposed changes to the Revitalization plan and submitted an application to amend the Official Plan. On November 26, 2012, City Staff hosted an update meeting at 105 Grange Ct. to provide TCH, Tridel, and Urban Strategies an opportunity to present these revised plans for comment and discussion. Following this

meeting, discussions with City Staff lead to the plans being further revised to conform to the intent of the Revitalization plan. The Official Plan Amendment application was considered to be no longer necessary and was subsequently withdrawn.

In order to facilitate information sharing between the City and interested members of the community, Planning staff initiated and maintained a webpage, which includes application updates and submitted materials for download. The webpage can be accessed at this link: <http://www.toronto.ca/planning/alexpark.htm>.

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 Zoning By-law standards, conditions of Draft Plan Approval, content of the Community Services and Facilities Study, and the content of the Urban Design Guidelines.

Planning staff initiated and chaired an Interdivisional Working Group consisting of approximately 30 City staff who met as a group on several occasions to identify and discuss solutions to issues and to be continually updated with the project progress.

Input on this report was obtained from the following divisions:

- Affordable Housing Office
- Children's Services
- City Legal
- Employment and Social Services
- Engineering and Construction Services
- Fire Services
- Parks Forestry and Recreation
- Social Development, Finance and Administration.
- Social Housing
- Solid Waste Management
- Toronto Building
- Toronto Water
- Transportation Services

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). It supports the principles in the PPS for building strong, livable communities and adds to the City's supply and diversity of housing. The proposal provides for residential intensification in an urban area, at a location with suitable public infrastructure and services. It will provide for an efficient development pattern and promotes the efficient use of land, infrastructure and services.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed development provides for residential intensification within the built-up area, the replacement of the rental housing to be demolished and the opportunity for all tenants to return to the new building at similar rents. As all of the

replacement units will be rent-g geared-to-income and in the affordable rent range, the proposal adequately addresses the issue of affordable rental housing.

Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas, in keeping with municipal Official Plans. The development promotes intensification through a compact urban form and provides for a range of housing including the replacement of social housing and various housing forms and unit types. As the site is located near several surface transit routes, the Revitalization will promote ridership on the transit system. As the site is located within walking distance of the Downtown core, the Revitalization will contribute to increasing pedestrian activity and reducing the necessity for automobile usage in the Downtown. The proposal makes efficient use of land and resources, infrastructure and public service facilities. It will also create a healthy active community by creating safe and publicly accessible streetscapes, parks and landscaped areas.

The Official Plan

The subject applications have been reviewed against, and conform to the policies of the City of Toronto Official Plan and City Council Approved OPA 189, which details the Revitalization framework.

Land Use

The Revitalization will contribute to the continued development in the *Downtown* as a healthy and attractive place to live and work.

Lands within the *Mixed Use Areas* designation fronting Dundas Street West are proposed to be zoned a Mixed Use zone category which permits a range of commercial, residential and institutional uses to contribute to an appropriate level of urbanization along Dundas Street West which responds to the area's locational attributes and context. The proposed zoning will assist in reducing automobile dependence, provide opportunities for new jobs and housing on currently underutilized lands, and meet the needs of the community as it continues to grow.

Proposed zone provisions will ensure that the location and massing of buildings will frame streets, minimize shadow impacts and provide areas of transition toward lower scale 'Neighbourhoods'; and the provision of an attractive, safe and comfortable pedestrian environment.

Lands within the *Apartment Neighbourhoods* designation are proposed to be zoned to a residential zone category which primarily permits residential uses in the form of new social housing townhouse units, with the opportunity for market townhouse units in later phases, as well as the existing and proposed social housing apartment buildings. The proposed zone provisions will secure for appropriate transition to adjacent low density land uses and park spaces, limit shadow impacts, frame the edge of streets, screen service areas, create a comfortable, safe and accessible pedestrian realm.

Lands within the *Parks and Open Space Areas* designation will be zoned to provide for uses which contribute to the passive and active recreation of the community.

The Public Realm

The proposed Zoning By-law amendment and supporting urban design guidelines support and address the City's Official plan Policies as they relate to the public realm. The Revitalization will provide for safe, accessible sidewalks and boulevards, well-designed new streets which contribute interesting and comfortable spaces, and facilitate pedestrian, bicycle and vehicle travel through the site.

Zoning By-law Amendment

The proposed zoning by-law amendment (Attachment 5) contains detailed performance standards to regulate development within the Alexandra Park and Atkinson Co-op Revitalization. The By-law amendment includes land uses, building heights, setbacks, separation distances between existing and proposed buildings, building massing, and amenity space requirements through appropriate zone categories and provisions to implement the Revitalization plan detailed in Official Plan Amendment No. 189, and the policies of the Official Plan in general.

Holding Provision

In order to appropriately sequence development within each phase of the Revitalization the implementing Zoning By-law includes a Holding (H) symbol pursuant to Section 36 of the *Planning Act* on lands north of new Street B. The Zoning By-law specifies both the uses of lands and buildings that are permitted prior to, and upon removal of the Holding (H) symbol by amendment to the By-law, as well as any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.

The Zoning By-law also includes the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to the criteria noted in Policy 5.1.2.2 of the Official Plan, the following conditions must be met prior to the removal of the holding provision for any phase of development:

- a) submission of updated Detailed Context Plans, to the satisfaction of the Chief Planner and Executive Director;
- b) submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner and Executive Director;
- c) provision of a Tenant Relocation and Assistance Plan, and periodic updates to the Plan, being satisfactory to the General Manager, Shelter, Support and Housing Administration and the Chief Planner and Executive Director;

- d) execution of a subdivision agreement satisfactory to the Chief Planner and Executive Director pursuant to Section 51 of the *Planning Act*;
- e) periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the Chief Planner and Executive Director;
- f) submission of satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility to the satisfaction of the Chief Planner and Executive Director; and,
- g) confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development to the satisfaction of the Director, Corporate Finance and Administration.

The applicant has satisfied the above noted requirements for the lifting of the 'H' Holding provision for Phase 1. The attached Zoning By-law amendment only places 'H' Holding provision on Phase 2 of the Revitalization.

Traffic Impact, Access, Parking

New Streets and Road Widening

The 1960s re-development of the Alexandra park and Atkinson Co-op site eliminated the neighborhood street grid and replaced it with a meandering pedestrian walkway (Vanauley Walk) resulting in an inward-looking community with limited vehicle access. There are currently no public streets allowing vehicles to traverse the Alexandra Park and Atkinson Co-op lands. The Revitalization plan will re-introduce the street grid to improve pedestrian, cycle, and vehicle access to the site while maintaining open space components that help strengthen the sense of community.

The new, extended and widened public roads which comprise the Revitalization plan are described below

Street "A" (Grange Avenue):

- A new East-west street between Augusta Avenue and Cameron Street;
- Two-way street with an 8.5 metre pavement width and an 18.5 metre right-of-way width;
- Curb extensions proposed mid-block (on the north side) and at intersections to reduce the pavement width to 6.5 metres;

- Conversion from one-way westbound to two-way operation between Denison Avenue and Future Street "D".

Street "B" (Name TBD):

- East-west street between Augusta Avenue and Cameron Street;
- Two-way street with a 16.5 metre right-of-way and an 8.0 metre pavement width;
- Curb extensions proposed mid-block (on the north side) and at intersections, to reduce the pavement width to 6.5 metres;

Street "C" (Vanauley Street extension):

- North-south extension of Vanauley Street, from its current terminus (approximately 110 metres north of Queen Street West) to the future Street "B";
- Two-way street (consistent with the existing portion of Vanauley Street);
- 16.5 metre right-of-way and an 8.0 metre pavement width;
- Will connect to the 15.25 metre width for the existing portion of the right-of-way;
- Curb extensions proposed mid-block (on the north side) and at intersections to reduce the pavement width to 6.5 metres;

Street "D" (Augusta Avenue)

- North-south extension of Augusta Avenue, from Street "A" to Dundas Street West;
- Two-way street with an 18.5 metre right-of-way and an 8.5 metre pavement width;
- Curb extensions along Augusta Avenue, at its intersection with Streets "A" and "B" to reduce the pavement width to a minimum of 6.0 metres;

Street "E" (Cameron Street)

- Realignment and extension of northerly portion of Cameron Street, generally from Street "A" to Willison Square;
- Will have a 7.5 metre pavement width and a right-of-way width that varies from 13.5 metres to 16.5 metres.

Denison Avenue

- Will be widened between Grange Avenue and Dundas Street West to have a maximum pavement width of 10.5 metres and a right-of-way width of 22.55 metres in order to allow for separate northbound left and right-turn lanes at Dundas Street West;

The above streets will be conveyed to the City at the following times:

- Streets B & C at the same time as registration of the first Plan of Subdivision containing any of Blocks 10, 11, 12, 13, 14 & 15;
- Street A at the same time as registration of the first Plan of Subdivision containing any of Blocks 5, 8 and 16;
- Street D at the same time as registration of the first Plan of Subdivision containing any of Blocks 2 and 4; and
- Street E at the same time as registration of the first Plan of Subdivision containing any of Blocks 6 and 7.

Throughout each phase and sub-phase of development, TCH will be required to finance the construction of these public streets, as shown in the approved Draft Plan of Subdivision (Attachment 6). This includes any costs that are associated with any changes required to connect with existing public streets.

Servicing

The stormwater management and functional servicing report submitted by the applicant has been reviewed by Construction and Engineering Services. The study concludes that the proposal can be adequately serviced by existing and improved infrastructure.

Throughout each phase and sub-phase of development, TCH will be required to finance the construction of improved piped services and related infrastructure.

Emergency Services

Prior to the issuance of any demolition permits for the existing social housing townhouses or other buildings on site being demolished to accommodate the Revitalization, the owner will be required to provide a communication plan detailing the proposed phasing of demolition so as to ensure adequate access for emergency and waste management vehicles. This plan will be provided to the satisfaction of the Chief Planner and Executive Director, the Superintendent, Emergency Medical Services and the District Chief, Fire Prevention-South Command.

Employment Plan

An important component of the Alexandra Park and Atkinson Housing Co-op Revitalization is the implementation of employment and training programs with the goal of assisting Alexandra Park residents in expanding skill sets and finding employment. TCH will achieve these goals through collaboration with Toronto Employment and Social Services (TESS), and other City Departments under the auspices of the City's Workforce Development Strategy. TESS will lead this process and a customized workforce development strategy will be developed to support both employers and local job seekers. The goal of the strategy is to work with TCH and employers through all phases of revitalization to identify opportunities and connect them with local job seekers. This includes preparing and connecting residents for employment, training, and other community economic opportunities. The strategy will be designed to promote linkages between the demand and supply sides of the labour market: connecting residents to employers and employers to residents. TCH has already identified Tridel as their development Partner for Phase 1 of the Revitalization. Together with TESS, planning discussions have commenced that will support Tridel to meet their contractual requirements in providing employment opportunities for residents.

The employment plan will:

- Link Alexandra Park Residents to employment and training programs, as provided by TESS, community agencies, consultants and contractors.
- A preliminary skills inventory has already been completed, using community animators, to determine the skill sets, employment needs and desires of the residents. This work will also assist in matching residents to employment, training and job shadowing opportunities.
- Support the creation of jobs related to the Revitalization process, such as retail, moving, customer service, communications and community development work.
- Support the contractual commitments from the development partner requiring consultants, trades and subcontractors to contribute to and/or directly offer opportunities, including employment, to Alexandra Park Residents, as well as other potential CED benefits such as scholarships, internships, and sponsorship.

Open Space/Parkland

In order to provide opportunity for both active and passive outdoor recreation for residents within the revitalized Alexandra Park and the surrounding community, as well as a north-south pedestrian connection through the site, a linear park will connect the Dundas Street West frontage with 'Street B' to the south. This public park space will be dedicated to the City, in addition to a cash-in-lieu payment made for any deficiency in the required parkland dedication.

The net site area is 62,461 m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 2.05 hectares or 54.4% of the site area. However, for sites that are larger than 5 ha in size, a cap of 20% is applied to the market residential use while the non-residential use of subject to a 2% parkland dedication. In total, the parkland dedication requirement is 0.75 ha (7,548 m²). The social housing component is exempt from the Parkland Dedication By-law.

The applicant proposes to dedicate on-site parkland to fulfill, in part, the parkland dedication requirements of the development. Two parcels of land (Block 17 and 18) totaling 0.62 hectares (16.55% of the site area) will be conveyed to the City as parkland.

Block Number	Area (hectares)
Block 17 (Park North)	0.22 ha
Block 18 (Central park)	0.40 ha

The applicant will be required to satisfy the remaining parkland dedication requirement through cash-in-lieu. The actual amount of cash in lieu to be paid will be determined at the time of issuance of the building permit (for each market building) based on the amount of total parkland shortfall proportionate to the number of market units proposed. Any shortfall shall be calculated by taking the total parkland owed and subtracting the total parkland conveyed and/or credited. This credited/conveyed amount may be used towards parkland improvements within the Alexandra Park and Atkinson Housing Co-op lands to the satisfaction of the General Manager of Parks, Forestry and Recreation.

Public Art

Public Art will be provided on the lands within Phase 2. A District Public Art Plan is required prior to the registration of a subdivision agreement on any lands within Phase 2 and will be secured in the Draft Plan Conditions and Section 37 Agreement to the satisfaction of the Chief Planner and Executive Director.

The District Public Art Plan for the lands will ensure that public art is provided in a coordinated manner to enhance the public realm. The Public Art contribute to the character of the neighbourhoods, taking into consideration issues of public use, scale, coherence, visibility, safety and the urban design objectives of this Policy. A range of public art opportunities which directly involve the local arts community and local artists will be determined. The plan will consider opportunities to conserve the existing public art located on site.

The minimum public art contribution for the Revitalization will be based on 1% of the gross construction cost of the Revitalization's market component.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). 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 (Attachment 5) will secure performance measures for the following Tier 1 development features: Automobile Infrastructure, Cycling Infrastructure, Storage and Collection of Recycling and Organic Waste.

Performance measures for the Tier 1 development features will be secured through the Subdivision Approval process: Construction Activity; and Stormwater Retention.

Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Rental Housing

The subject redevelopment is a complex and multi-faceted proposal, involving the demolition and replacement of specific existing social housing rental buildings, the retention and refurbishment of other social housing buildings and the intensified use of the rental site through the development of certain parcels for market condominiums. Each of the aspects of the proposal as they relate to rental housing are discussed separately below.

Rental Demolition and Replacement

Existing Rental Housing

Of the existing 806 rental units in Alexandra Park, 333 units will be demolished and replaced on-site. All of the units to be redeveloped are managed by the Atkinson Housing Co-operative and provided to tenants on a rent-geared-to-income basis. They include 70 apartment units at 170 Vanauley Walk and 263 townhouses. The Vanauley Walk building is a 6 storey mid-rise apartment building containing 56 two-bedroom and 14 one-bedroom units. All of the townhouses consist of three or more bedrooms, and therefore provide accommodation for a substantial number of larger households (see table below):

Number of Units to be Demolished by Structure and Bedroom Type			
Unit Type by Number of Bedrooms	Townhouses	Apartments	Total
1 bedroom		14	14
2 bedroom		56	56
3 bedroom	159		159
4 bedroom	77		77

5 bedroom	27		27
Total	263		333

The size of existing units varies significantly. TCH reported that on average, one-bedroom apartments are about 615 sq. ft. and two-bedroom units are 832 sq. ft. Existing townhouses are estimated to be about 1,017 sq.ft., 1,318 sq.ft. and 1,400 sq. ft. for three, four and five bedroom units, respectively. In addition, all townhouses have full or partial basements, which are generally unfinished. Each existing townhouse is grade-related and offers a small backyard for the use of tenants.

The existing apartment building on Vanauley Walk has no indoor amenity space, with exception of a common laundry room.

Replacement Rental Housing

The same number and type of apartment units to be demolished will be replaced largely in the new rental apartment building on Dundas Street West. As proposed, this building will be approximately 9 storeys in height and contain about 14 one-bedroom units and 56 two-bedroom units. Although, the Dundas Street building could potentially accommodate all 70 of the apartment units to be demolished, it is possible that a few of the two-bedroom units now in the Vanauley Walk apartment building may be replaced in the new social housing building on Cameron Street. This proposed building will be about 12 storeys in height and consist of 6 two-bedroom and 80 three-bedroom units.

With respect to the 263 existing townhouse units, 183 of them are to be replaced in various townhouse forms (row houses, back-to-back and stacked townhouses). These proposed townhouses units will consist of 79 three-bedroom, 77 four-bedroom, and 27 five-bedroom units. As shown in the table below, the same number of four and five bedroom townhouses that currently exist will be replaced. However, of the 159 existing three-bedroom units, only 79 will be replaced as townhouses. The remaining 80 will be built as three-bedroom units in the new apartment building on Cameron Street. TCH proposes to accommodate, wherever possible, the tenants in the existing three-bedroom townhouses in new townhouses of the same size, while it is expected that the 80 replacement apartment units are to be occupied mostly by new tenants.

Proposed New Unit Types			
Unit Type by Number of Bedrooms	Townhouses	Apartments	Total
1 bedroom		14	14
2 bedroom		56	56
3 bedroom	79	80	159
4 bedroom	77		77
5 bedroom	27		27
Total	183	150	333

Although the proposed built form for the replacement units is not identical to the units being replaced, the social housing unit mix by bedroom type is exactly the same. All of the new townhouses will be in buildings with no more than 4 storeys in height and will provide outdoor recreation space for each of the units by means of a patio, terrace or balcony.

The two proposed replacement buildings on Dundas Street West and Cameron Street will offer indoor amenity space. This represents an improvement over the existing building at Vanauley Walk which has no indoor amenity space.

All vehicle parking spaces are to be provided underground. Bicycle spaces will be provided within the replacement units located within the new social housing buildings on Cameron Street and Dundas Street West.

While numbers are still preliminary, the finished floor area of the proposed units is estimated to be comparable and in some cases slightly larger than the existing units of the same type (see table below). However, none of the new units will have basement space. Although unfinished, the basement area of the existing townhouses often serves some functional use (e.g. for additional storage).

Estimated Size of Existing and Proposed Units		
Unit Type by Number of Bedrooms	Existing Units*	Proposed Units
1 bedroom apartment	615 sq. ft.	625 sq. ft.
2 bedroom apartment	832 sq. ft.	850 sq. ft.
3 bedroom townhouse	1,017 sq. ft.	1,300 sq. ft.
4 bedroom townhouse	1,318 sq. ft.	1,300 sq. ft.
5 bedroom townhouse	1,400 sq. ft.	1,775 sq. ft.
* These estimates do not include unfinished basement space provided in existing units.		

Tenant Relocation and Assistance

The proposed revitalization will have a direct and significant impact on current Alexandra Park and Atkinson Housing Co-op residents. While the redevelopment will provide numerous benefits, certain measures will be taken to alleviate any hardship that may be experienced, particularly by those tenants required to relocate due to the demolition of their apartment units or townhouses. In responding to these types of redevelopment proposals, the City has adopted a number of policies and practices to assist tenants required to move to alternative housing.

As identified earlier in this report, Policy 3.2.1.7 of the Official Plan addresses this situation. In addition to requiring the full replacement of social housing units to be demolished, the policy also requires that a Tenant Relocation and Assistance Plan be prepared. The Section 37 Agreement identifies the basic relocation requirements or

principles to be followed during the demolition and redevelopment process. Specifically, the Agreement provides guidance relating to issues such as:

- a tenant's right to a new replacement social housing unit;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- zero displacement, which allows tenants the ability to remain in Alexandra Park, during the redevelopment by moving to another unit within the community;
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;
- a minimum of 5 months notice prior to having to move;
- equitable and transparent selection of temporary relocation and new replacement units.

These terms will be implemented through a detailed Tenant Relocation and Assistance Plan being prepared by TCH, which will be approved by the City of Toronto, General Manager, Shelter Support and Housing Administration (SSHA). While the basic principles set out in the Section 37 Agreement will be approved by Council and cannot be changed without its permission, the detailed Tenant Relocation and Assistance Plan may be revised and updated from time to time to the satisfaction of the General Manager, SSHA.

This detailed plan will identify the specific process and issues relating to the relocation of tenants during various phases of the Alexandra Park redevelopment process. The plan will be completed prior to the beginning of the redevelopment process, and will be updated as appropriate within specific phases of development.

Phasing of Demolition and Construction of Rental Buildings

TCH has broken down the proposed redevelopment into two distinct phases and several sub-phases within Phase 2. These phases and sub-phases must be designed to ensure that redevelopment occurs in an orderly manner and there is zero displacement of tenants. The City will secure for this orderly redevelopment through the submission of Detailed Context Plans which will be updated prior to the lifting of the Holding Provision on each phase, and the Emergency Services Communication Strategy, which is required to be updated prior to the demolition of any existing buildings.

Throughout the redevelopment process, and in keeping with the principle of Zero-Displacement, any tenant that chooses to remain in Alexandra Park during the revitalization process will have that right. No one will be required to move off-site.

While the principle of Zero Displacement effectively drives the orderly replacement of social housing units through the phased approach to development, the City is also setting redevelopment milestones to ensure that social housing is being replaced at an acceptable pace. The City wants to ensure that prior to the registration of the last market building all replacement social housing units have been completed. The following milestones will be secured within the scope of rental replacement matter within the Section 37 Agreement:

- a. Prior to the issuance of any above-grade permit for a building on Blocks 1,4,6 or 8, a total of 60 replacement social housing townhouse units will be completed to the satisfaction of the Chief Planner and Executive Director;
- b. Should the last Market Building to be constructed on the subject site be situated on Block 1, prior to the issuance of an above-grade building permit for a building situated on Block 1, all 333 replacement social housing units, with the exception of those units being located on Blocks 2 and 3, must be completed to the satisfaction of the Chief Planner and Executive Director;
- c. Should the last Market Building to be constructed on the subject site be situated on Block 4, prior to the issuance of an above-grade building permit for a building situated on Block 4, all 333 replacement social housing units, with the exception of those units being located on Block 5, must be completed to the satisfaction of the Chief Planner and Executive Director;
- d. Should the last Market Building to be constructed on the subject site be situated on Block 6, prior to the issuance of an above-grade building permit for a building situated on Block 7, all 333 replacement social housing units, with the exception of those units being located on Block 7, must be completed to the satisfaction of the Chief Planner and Executive Director;
- e. Should the last Market Building to be constructed on the subject site be situated on Block 8, prior to the issuance of an above-grade building permit for a building situated on Block 8, all 333 replacement social housing units, with the exception of 13 social housing townhouse units located at the north part of Block 8, must be completed to the satisfaction of the Chief Planner and Executive Director; and,
- f. For provisions b, c, d, and e, above, any social housing units which have yet to be completed upon the issuance of the first above-grade permit for the last Market Building to be constructed within phase two must be completed prior to the registration of the Condominium for the final Market Building, to the satisfaction of the Chief Planner and Executive Director.

(Note: The term 'complete', noted above, means that the replacement units are able to be occupied to be considered 'complete'.)

Through the phasing plan, TCH is attempting to construct the new replacement units and make them available to existing tenants prior to the demolition of the existing units that

these tenants occupy. Where timing of construction does not permit this to occur, tenants will be relocated to other accommodation on-site, or off-site if they choose, until the new replacement units are ready for occupancy.

Prior to each phase of redevelopment, a Housing Issues Update report will be prepared by TCH and submitted to the Director, Community Planning Toronto and East York District for review and approval. This updated report will describe the progress being made with respect to the replacement of social housing units and Rent-Geared-To-Income (RGI) subsidies in accordance with Official Plan policies and other legal agreements. The Agreements will also require that the updated plan for tenant relocation assistance submitted by TCH be approved by Shelter Support and Housing Administration prior to the commencement of each phase involving tenant relocations.

Construction Mitigation and Safety Plan, and Tenant Communication Strategy

In situations where existing tenants are to remain on-site while construction activity is underway, the City's practice is to require a specific tenant-oriented plan for construction mitigation and safety. This will also include a strategy for communicating the impact that each phase of construction will have on on-site tenants.

Among other matters, the plan will include:

- An approach for providing construction information and updates to Alexandra Park Residents;
- An approach for managing safety, noise, dust, site maintenance, service interruptions, and resident and vehicle access;
- Schedules for start and completion of proposed work, to be provided in advance of each phase of construction;
- Advance notice periods for planned interruption of services or closing of facilities, means of ingress and egress, etc
- Contact persons for further information/complaints;
- Securing and installing safety fences around the construction sites;
- Requiring all contractors to close off construction sites to unauthorized access;
- Boarding up and securing empty units and buildings; and
- Increasing lighting and foot patrols in areas that have been emptied out by relocation.

While the Construction Mitigation and Safety Plan is primarily intended to address any potential disruption which may result from each phase of demolition and redevelopment of the rental units, it should also be updated as needed to advise on-site residents of any anticipated disturbances relating to the refurbishment of the rental housing units and the development of the market condominiums.

TCH and Atkinson Housing Co-operative will prepare and update such a plan, the requirements of which will be secured in the Section 37 agreement, which shall be to the satisfaction of the Director, Community Planning, Toronto and East York District. The Zoning By-law will require that these plans be approved prior to the lifting of the Holding provision on lands consist of a new phase of development.

Retention and Refurbishment of Rental Housing

In addition to demolishing and redeveloping the apartment buildings and townhouses identified in the previous section, TCH is also proposing to refurbish and repair the remaining 473 remaining rental units in the apartment buildings at: 20 Vanauley Street, 73-75 Augusta Square and 91 Augusta Avenue; and the fourplex building known as 21, 21a, 23, 23a Augusta Avenue.

Timing of the completion of refurbishment works will be contained within the Section 37 Agreement. The refurbishment work for the apartment building at 20 Vanuauley Street and the four plex will commence within Phase 1 and will be completed prior to the issuance of any below-grade building permit for a Market Building in Phase 2. The refurbishment of 73-75 Augusta Square and 91 Augusta Avenue shall be completed prior the issuance of the above-grade permit for the last Market building within Phase 2.

The refurbishment work includes, but is not limited to:

- (a) exterior improvements with the objective of integrating the refurbished properties with the newly constructed buildings;
- (b) upgrading building systems and envelope systems for energy efficiency;
- (c) updating common areas and amenity spaces; and
- (d) unit interior work where required.

The specific nature and extent of the work to be undertaken will be determined by TCH based on building capital programs and energy efficiency audits yet to be performed. At this point, none of the proposed renovations are expected to result in a change to the number or bedroom type of existing rental units, and as a result the proposed work should not be subject to Section 111 of the City of Toronto Act.

As the detailed refurbishment plans are formulated, TCH will prepare a report to satisfaction of the Chief Planner and Executive Director, as referenced in the Section 37 requirements. If vacant possession of the rental units is needed, TCH would at a minimum be required to adhere to the tenant notice requirements set out in the

Residential Tenancies Act. However, staff advises, and TCH agrees, that any tenants expected to move out of their units for a reasonable period of time should be entitled to the same notice and assistance identified in the Tenant Relocation and Assistance Plan that applies to tenants in units being demolished.

Any significant refurbishment work to be undertaken that would potentially be disruptive to any tenants or other residents on-site would require a Tenant Construction Mitigation and Safety Plan referred to in the above section.

Intensification of Rental Property

Among other matters, the application seeks approval for the development of 1,540 market condominium units in Alexandra Park. Official Plan Policy 3.2.1.5 sets out certain requirements where proposals involve the intensification of existing rental sites. A key requirement is that, in conjunction with any new in-fill development, specific improvements be made to the existing rental property to ensure the ongoing viability of the rental use into the future. These improvements are intended to provide some benefit to the existing tenants, and may involve certain capital expenditures to refurbish individual units or common space. They typically also consist of improvements to or the addition of new amenities (e.g. indoor meeting space, lobby, laundry room, storage area or other new facilities or services). Features of a transitory nature such as landscaping or routine maintenance are not considered eligible under this policy.

TCH is meeting this objective, in large part, through the refurbishment of the 473 existing social housing units that are to be retained. While this will involve upgrading the building systems and exteriors, it will also include updating of common areas and amenity spaces, and unit renovations where needed.

A new community facility with a minimum GFA of 1,100 square metres will be constructed within the proposed building on Cameron Street. About 400 square metres of this space will be for the exclusive use of the tenants in that building and in other replacement apartment/townhouse units, consistent with the indoor amenity space requirements of the zoning by-law. However, the remaining 700 square metres will be made available to the tenants in the refurbished units as well as other residents in the area. The community facility to be created in the Cameron Street building will be programmed in a similar manner to the existing facility at 105 Grange Court. These improvements, as with all the other improvements described in this section of the report, are to be provided without any increase in the rents charged to tenants of the social housing units as a result of the improvements. Rents in the refurbished existing and replacement social housing units will continue to be provided on a RGI basis.

Extensive improvements will also be made to landscaping and outdoor recreational space. While there are currently no parks on-site, two centrally-located parks will be created for use by the residents of Alexandra Park. These upgrades and improvements will be secured through Section 37 and Section 111 agreements, Zoning By-law conditions, Urban Design Guidelines, and the Site Plan approval process.

Policy 3.2.1.5 also ensures that the existing rental units are maintained as rental housing for a specific number of years. The Section 37 Agreement to be entered into with TCH will secure the rental tenure of the existing social housing buildings being refurbished, for a period of 25 years from the date the zoning by-law comes into effect.

By providing the identified upgrades to the existing buildings, and improvements to existing common space and amenity areas, and by securing the rental housing to be refurbished for long-term use, TCH will comply with the requirements of Policy 3.2.1.5.

Tenure

Once the redevelopment is completed there will be a total of 806 social housing units being rented on the site – the same number that currently exists. This does not account for the obligation of the owner to contribute to the growth of affordable rental or ownership space through Section 37 benefits. All of these 806 replaced and refurbished units will remain under the ownership of TCH. Atkinson Housing Co-operative will continue to manage 410 units, while TCH will retain the management of the remaining 396 units. The new 1,540 market condominium units will be privately-owned and maintained.

Section 37

Section 37 of the *Planning Act* allows the City to grant increased density and/or height in exchange for community benefits. Discussions on these community benefits have been held with the local Councillor and applicant.

In order to permit the increase in density and height authorized by the proposed Zoning By-law Amendment, the following benefits are proposed to be secured through a Section 37 Agreement:

- a) The construction of a new 1,100 square metre community facility including all finishing, fixtures, equipment and HVAC systems, and outdoor basketball courts, where construction and finishing costs will total a minimum of **\$5,000,000.00**. The facility will be operated by TCH and Atkinson Co-op and located within a new TCH building to be constructed on Block 9.
- b) Affordable rental or affordable ownership housing at a minimum value of **\$2,000,000.00**.
- c) Non-residential GFA for the purpose of social enterprise and business development on the site situated on the ground floor of the proposed Market buildings in Blocks 1, 4, and/or 6, to a minimum value of **\$1,000,000.00**.
- d) Preparation of a “District Public Art Plan” and a minimum public art contribution based on 1% of the gross construction cost of the total revitalization's market component.

- e) The retention and refurbishment of 473 existing social housing units and common areas and amenities in the apartment buildings at 20 Vanauley Street, 73-75 Augusta Square and 91 Augusta Avenue; and the fourplex building known as 21, 21a, 23, 23a Augusta Avenue.
- f) Detailed refurbishment plans for the 473 refurbishment units, which include information on exterior improvements with the objective of integrating the refurbished properties with the newly constructed buildings, upgrades to building systems and envelope systems for energy efficiency, updates to common areas and amenity spaces; and interior unit work where required

All dollar amounts referred to above will be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date of payment.

While the applicant, the Ward Councillor and Planning staff are in agreement on the scope and value of the Section 37 benefits, specific details regarding the Section 37 benefits defined in items b) and c) above have yet to be finalized with both City and TCH Legal staff. It is therefore recommended that City Planning, in consultation with the City Solicitor and any other necessary City Divisions, report back to City Council with further clarification regarding the Section 37 benefits defined in items b) and c) above prior to any bills being brought forward to City Council, and that through adoption of staff's recommendations in this Report, Council agrees in principle to securing these benefits.

The rental housing replacement provisions recommended to be secured in the Section 37 Agreement are as follows:

- a) The provision and maintenance on the site of not less than 333 social housing replacement units, which are rental housing units, comprising 183 townhouse units and 150 apartment units, all of which shall have rents geared-to-income;
- b) The provision of tenant relocation assistance for tenants in the units to be demolished, including the right for eligible tenants to return to a replacement rental unit, with the details of the Tenant Relocation and Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c) The submission of a Construction Mitigation and Tenant Communication Strategy, with a focus on the impact of construction activity for on-site tenants, prior to the issuance of the first building permit (including demolition and/or excavation permit) in each phase of the construction, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Conclusion

The revitalization of TCH lands is an important city building priority for the City of Toronto. This plan is about more than the replacement of social housing – it is about integrating the physical, socioeconomic and environmental needs and priorities of the area to create livable, healthy neighbourhoods for the people in and around these communities.

The revitalization of the Alexandra Park and Atkinson Housing Co-op lands will create a complete, sustainable, mixed-income and mixed-use community. It will respect the social structure of the community and tenants rights by implementing the Revitalization with Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area.

This report recommends adoption of a Zoning By-law amendment, approval of the Draft Plan of Subdivision, and approval of the Rental Housing Demolition application. These approvals serve to implement and are consistent with the policies and intent of Council Approved OPA #189. They constitute the next steps in the planning framework necessary to implement the Revitalization of Alexandra Park and Atkinson Housing Co-op.

CONTACT

Graig Uens, Planner
Tel. No. 416-397-4647
Fax No. 416-392-1330
E-mail: guens@toronto.ca

David Spence, Senior Planner
Tel. No. (416) 392-8124
Fax No. (416) 397-4080
E-mail: dspence@toronto.ca

SIGNATURE

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

(P:\2013\Cluster B\pln\TEYCC\18357045044.doc) - smc

ATTACHMENTS

Attachment 1:	Official Plan Amendment #189
Attachment 2:	Official Plan Excerpt
Attachment 3:	Zoning By-law No. 438-86 Excerpt
Attachment 4:	Alexandra Park Revitalization Site and Landscape Plan
Attachment 5:	Draft Zoning By-law Amendment
Attachment 6:	Draft Plan of Subdivision
Attachment 7:	Conditions of Draft Plan of Subdivision
Attachment 8:	Alexandra Park Urban Design Guidelines
Attachment 9:	Application Data sheet

Attachment 1: Revitalization Plan – Official Plan Amendment #189

Toronto City Council approved this Official Plan Amendment on July 13, 2013.
It is currently in force and effect.

a) Vision

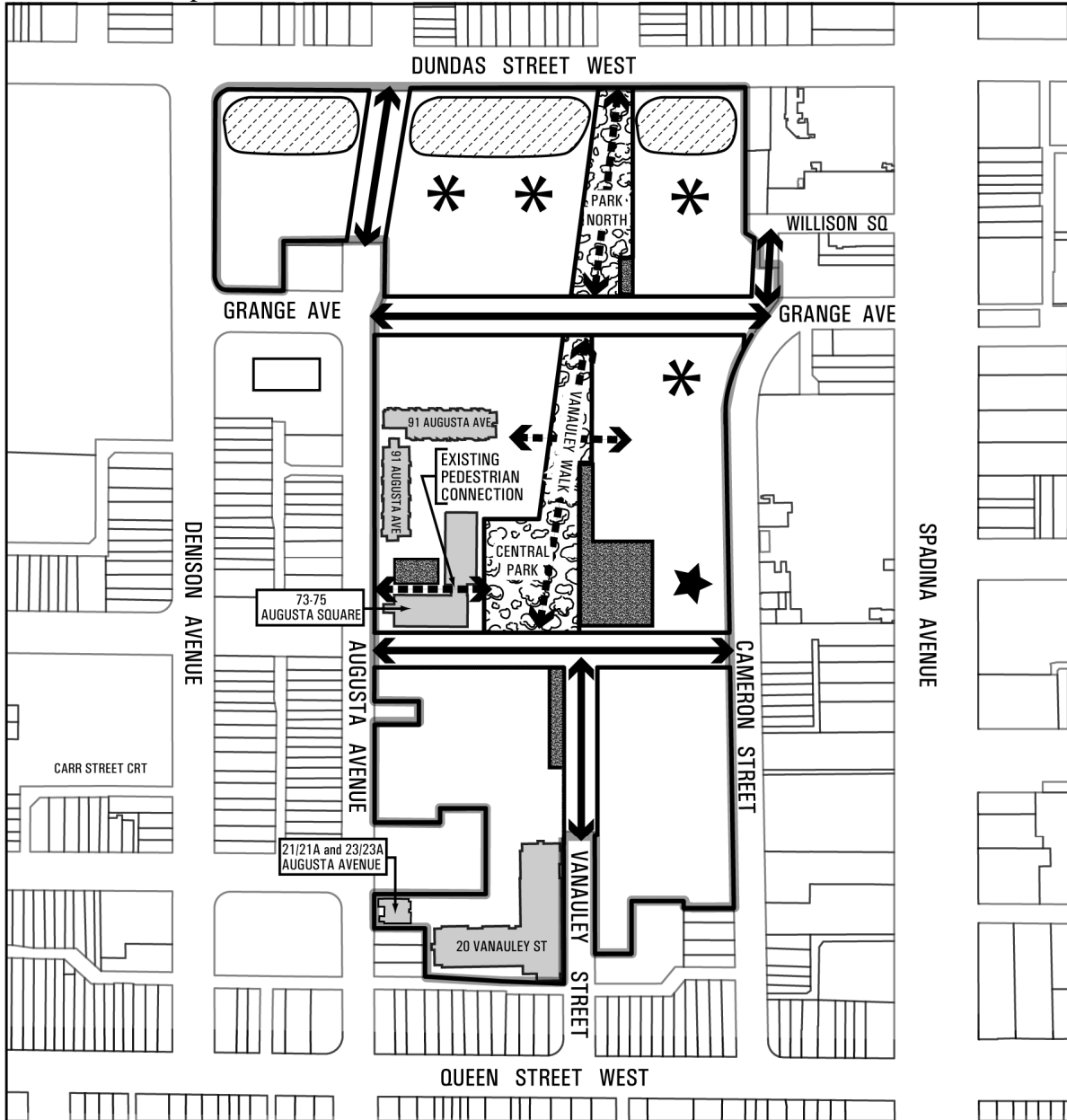
The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

-the remainder of this page is intentionally left blank-

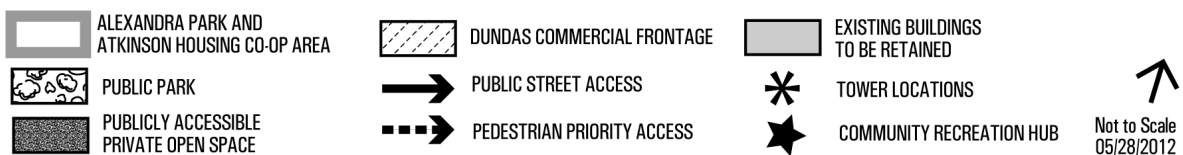
b) Overall Planning Framework

i. Structure

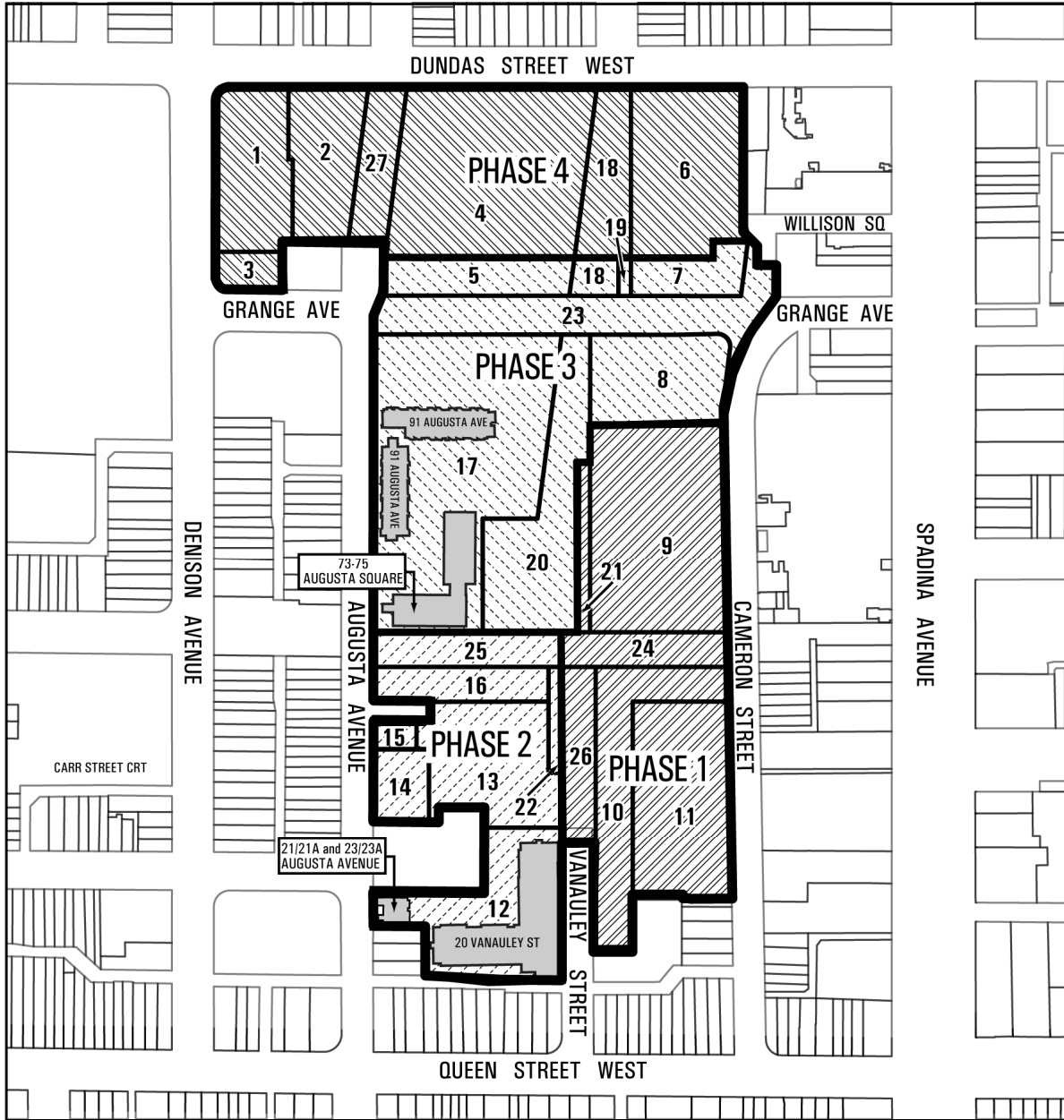
Map 1 of 3 shows the Alexandra Park Area Structure.



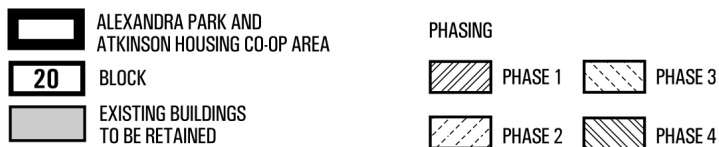
Map 1 of 3
Alexandra Park Area Structure



- ii. Phasing
Map 2 of 3 shows the Phasing for revitalization of the lands.



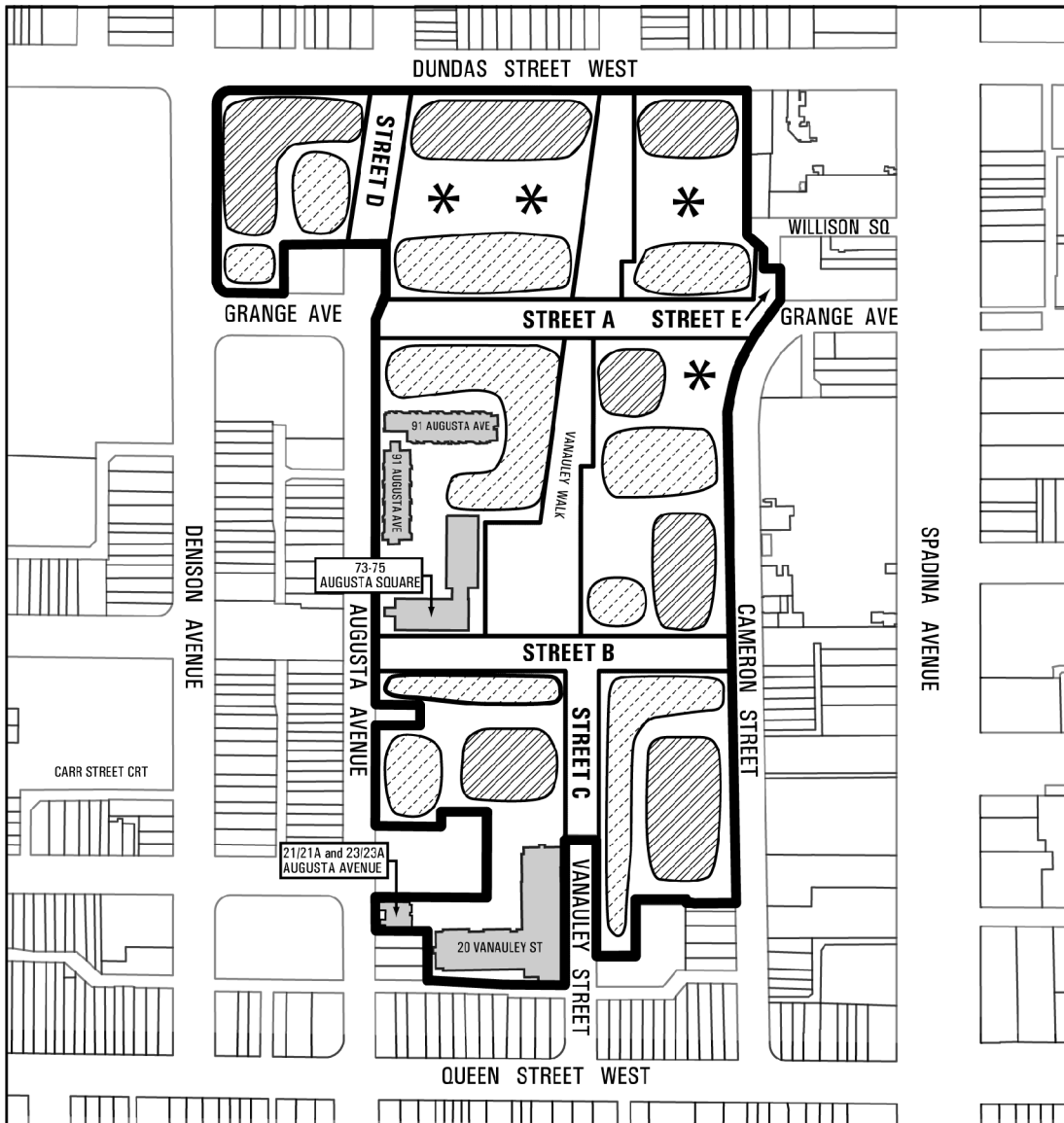
Map 2 of 3
Phasing



Not to Scale
05/28/2012

c) Built Form and Public Realm

i. Building Type Areas



Map 3 of 3
Building Type Areas



↑
Not to Scale
05/28/2012

- 1) Tall Buildings (13-17 storeys)
 - a) Map 3 of 3 shows locations for tall buildings. These planned locations are intended to:
 - minimize shadow impacts on the public rights-of-way, public and private open spaces, including backyards of replacement townhouses;
 - generally be located away from and/or north of the low-rise buildings; and
 - achieve a 45 degree angular plane from Dundas Street West.
 - b) no tall building will have a tower floor plate in excess of 750 square metres; and
 - c) all tall buildings will have regard for the Design Criteria for Review of Tall Building Proposals (June 2006), as may be amended.

- 2) Mid-Rise Buildings (5-12 storeys)
 - a) Map 3 of 3 shows locations for mid-rise buildings. These planned locations are intended to:
 - provide a transition between tall and low-rise buildings; and
 - achieve a 45 degree angular plane measured from any point along the property line on Dundas Street West, 16 metres above grade; and
 - b) all mid-rise buildings will have regard for the Avenues and Mid-Rise Building Study (May 2010), as may be amended.

- 3) Low-Rise Buildings (1-4 storeys)
 - a) Map 3 of 3 shows locations for low-rise buildings. These planned locations are intended to:
 - be centred on and around the public park system, including the Community Recreation Hub; and
 - generally be situated south of and/or away from taller buildings to maximize light, view and privacy.
 - b) all low-rise buildings will have regard for Infill Townhouse Design Guidelines (January 2003).

- ii. Urban Design Guidelines
 - 1) Urban Design Guidelines for the lands will be adopted by Council and will, among other matters establish a context for co-ordinated development of the Area and will address:
 - a) Street and Block Pattern;
 - b) Built Form;
 - c) Building Heights;
 - d) Parks and Open Space;
 - e) Streetscape Design;
 - f) Sustainability;
 - g) Parking and Access;
 - h) Servicing; and
 - i) Phasing.

- 2) The Urban Design Guidelines will be used to:
 - a) guide development to implement the Official Plan and this Site and Area Specific Policy; and
 - b) evaluate applications for Plan of Subdivision, Consent, Site Plan Approval and any variances to the zoning by-law, as required.
 - 3) Development will have regard for Council-adopted urban design guidelines respecting the lands.
 - 4) No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the planned physical character of the lands.
- iii. Dundas Commercial Frontage
- 1) A majority of the Dundas Street frontage shown on Map 1 of 3 will consist of retail and mixed commercial uses on the ground floor.
 - 2) Development fronting on Dundas Street West will have regard for the Dundas Streetscape Study and Implementation Plan (July 2011), as may be amended.
- iv. Public Art
- 1) Public Art in the lands will contribute to the character of the neighbourhood by enhancing the quality of public spaces and places that are publicly accessible and visible. The art themes should express community heritage, identity and cultural diversity while creating a sense of place.
 - 2) The owner will prepare a District Public Art Plan for the lands to ensure that public art is provided in a co-ordinated manner to enhance and humanize the public realm, taking into consideration issues of public use, scale, coherence, visibility, safety and the urban design objectives of this Policy.
 - 3) A range of public art opportunities should be determined, some of which will encourage the participation of the local arts community and local artists.
 - 4) A minimum public art contribution for the revitalization will be based on one per cent of the gross construction cost of the revitalization's market component;
 - 5) The Atkinson Housing Co-operative and Toronto Housing Corporation units are exempt from the calculation of public art contribution.

Housing

- v. Zero Displacement
 - 1) The revitalization, including the replacement and refurbishment of social housing units, is based on the principle of zero displacement, which will allow tenants to remain on-site during the redevelopment process. This will be accomplished by:
 - a) a phasing process to ensure, where possible, new replacement social housing units are constructed and available for occupancy prior to the demolition of existing social housing units, enabling eligible tenants to move directly into new replacement units;
 - b) relocating eligible tenants required to vacate their existing social housing units due to redevelopment to existing vacant units on-site, until such time they are able to move into new replacement units on-site; and
 - c) permitting eligible tenants who choose to move off-site during the redevelopment process, to other units owned by the Toronto Community Housing, the right to return to new replacement social housing units within a reasonable time period.

- vi. Townhouse Units
 - 1) At least sixty-five per cent of the total social housing townhouse units will be replaced in townhouse forms, including row houses, back-to-back townhouses, stacked townhouses. Such townhouse forms will:
 - a) be limited to 4 storeys in height; and
 - b) provide private outdoor recreation space for each of the units.

- vii. Large Sites Policy
 - 1) Development will not be required to provide affordable housing in accordance with Policy 3.2.1.9(b) of the Official Plan.
 - 2) Development of new affordable housing over and above the replacement social housing units, including affordable ownership and affordable rental housing, is encouraged in order to contribute to a full range of housing tenure and affordability.
 - 3) The City will work together with all partners to assemble land and funding for development of new affordable housing.

- viii. Large Household Units
 - 1) Development of new housing suitable for households with children is encouraged. At least 15 per cent of the total number of dwelling units to be constructed will contain three or more bedrooms, comprised of a mix of publicly-owned replacement rental units and market condominium units.
 - 2) Within the market condominium buildings, a minimum of 5 per cent of the units constructed in each building will contain three or more bedrooms.

Further options to facilitate a greater number of three-bedroom units beyond the 5 per cent are encouraged. These options may include the use of adaptable unit layouts to permit changes in the number of bedrooms and/or knock-out panels to allow for the potential merger of smaller units.

ix. Refurbishing Existing Apartment Buildings

- 1) Map 1 of 3 identifies existing apartment buildings that are owned by Toronto Community Housing and managed by Toronto Community Housing and Atkinson Housing Co-operative, located at 20 Vanauley Street, 91 Augusta Avenue, 73-75 Augusta Square which in addition to a four plex at 21, 21a, 23, 23a Augusta Avenue comprises a total of 473 social housing units.
- 2) As part of the revitalization, the three existing apartment buildings and four plex will undergo refurbishment during specific phases of revitalization, and such refurbishment will be secured in a Section 37 Agreement under the *Planning Act*.

x. Monitoring

- 1) As redevelopment proceeds:
 - a) the City will monitor progress toward the provision of the replacement social housing units, units with rent geared to household income, and units with three or more bedrooms; and
 - b) replacement social housing will be constructed consistent with the pace of development of other housing.

xi. Definitions

- 1) Unless otherwise specified the housing policies of Section 3.2.1 of the Official Plan, including the housing definitions, will apply.

d) Transportation and Connectivity

i. Transportation Demand Management

- 1) Revitalization of the lands will be planned and designed to encourage walking, cycling, transit-use, and car-sharing as means to reduce the use of private automobiles.

ii. Public Street Network

- 1) New and existing streets and open spaces will provide an integrated network of routes for pedestrians to better access public transit.
- 2) Vehicular access to the development blocks will be minimized, and shared access will be provided where feasible to reduce conflicts between pedestrian and automobiles and preserve the public realm space.
- 3) Private driveways will be designed to appear and function as public street and to include amenities such as lighting, pedestrian space, accessibility needs and planting.

- iii. Vanauley Walk
 - 1) Map 1 of 3 shows a north-south pedestrian link connecting the Kensington neighbourhood to the north and the Queen Street West commercial area to the south through the lands. This pedestrian link is to be direct, connected, well-designed and publicly accessible.
- iv. Pedestrians and Cyclists
 - 1) The street network will provide direct, convenient, safe, and attractive walking and cycling routes that connect important destinations in the lands and surrounding neighbourhoods
- v. Parking
 - 1) On-street parking will be considered wherever appropriate to enhance street activity, provide a buffer between vehicular traffic and sidewalks, create a desirable pedestrian environment, and contribute to the land's parking supply.
- e) Parks and Open Space
 - i. Public Parkland Provision
 - 1) Map 1 of 3 shows locations of planned public parks in the lands. The exact size and configuration of each park will be determined through the Plan of Subdivision and Zoning Amendment applications.
 - 2) Parks will have a high design standard, be well maintained, animated and safe. They will accommodate a full range of recreational experiences that includes both areas for active play and enjoyment of sports and entertainment and areas for quiet solitude and relaxation. These experiences will be provided in a comfortable setting during all seasons of the year.
 - 3) Upon the full redevelopment of the lands, including all of the phases shown on Map 2 of 3:
 - a) approximately 0.6 hectares of land will be dedicated to the City through the Plan of Subdivision approval process; and
 - 4) a cash-in-lieu payment will be made for any deficiency in the required parkland dedication, as determined by the City.
 - 5) The cash-in-lieu monies generated through the City Wide Parkland Dedication By-law 1020-2010 that are above the first 5%, may be used towards Above Base Park Improvement in the parks shown in Map 1 of 3.
 - 6) If required parkland is occupied for other uses or structures and cannot be conveyed and/or developed as a park until those uses are terminated or structures removed, then the parkland dedication requirements associated with a development application can be met if the owner of the lands to be conveyed as parkland enters into an agreement, pursuant to section 51 or 53 of the *Planning Act*, with the City to secure conveyance of the parkland, satisfactory to the City, at such a later time as the City may accept.

- 7) Until phase 4 is complete, townhouses are permitted on an interim basis on *Parks and Open Space Areas - Parks*.
 - 8) Surface parking areas are not permitted, except for temporary parking during construction of the revitalization.
- ii. Publicly Accessible Private Open Space
- 1) Map 1 of 3 shows general locations of planned publicly accessible private open spaces on the lands. The exact size and configuration of open space will be determined and secured through one or more of the following processes: Site Plan Approval, Draft Plan of Subdivision or Zoning Amendment.
 - 2) Publicly accessible private open spaces will be provided and maintained at the finished ground level and accessible to members of the public year round.
- f) Community Services and Facilities
- i. Community Services and Facilities Implementation Plan
- 1) To assess future requirements for additional services and facilities, a Community Services and Facilities Implementation Plan will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
 - 2) The purpose of the Implementation Plan will be to:
 - a) update the demographic profile of residents in the lands;
 - b) update inventories of existing facilities and services;
 - c) identify existing or new gaps in service provision;
 - d) re-evaluate community services and facilities priorities as they relate to both existing and anticipated growth;
 - e) update and review the status of facilities planned in association with previous development approvals;
 - f) identify appropriate locations and the timing for new community facilities that are proposed;
 - g) identify potential funding sources required to finance any required community services and facilities to the satisfaction of the Chief Planner; and
 - h) co-ordinate community services and facilities initiatives with key stakeholders to maximize resources.
- ii. Community Recreation Hub
- 1) Map 1 of 3 shows the general location of the planned Community Recreation Hub, which will include the following:
 - a) outdoor active recreation areas;
 - b) collective indoor amenity space for exclusive use and management of the Toronto Community Housing Corporation Alexandra Park tenants and

Atkinson Housing Co-operative members, as required by the Zoning By-law; and

c) additional indoor community space open and accessible to members of the public.

2) The Community Recreation Hub will be programmed, owned, and maintained by Toronto Community Housing Corporation and Atkinson Housing Co-operative.

3) The Community Recreation Hub is deemed to meet the requirements of Official Plan Policy 3.1.2.6 respecting indoor amenity spaces for the replacement social housing units.

g) Implementation Tools

i. Zoning By-law Amendment

1) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.

ii. Holding (H) Symbol

1) In order to appropriately sequence development within a phase and otherwise address the provisions of this Site and Area Specific Policy, any implementing Zoning By-law may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted that incorporates a Holding (H) symbol, it will specify both the uses of lands and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.

2) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to the conditions identified in Official Plan Policy 5.1.2.2, conditions to be met prior to the removal of the holding provision may include:

a) submission of Detailed Context Plans, to the satisfaction of the Chief Planner;

b) submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner;

c) execution of a subdivision agreement satisfactory to the Chief Planner pursuant to section 51 of the *Planning Act*;

d) provision of tenant relocation and assistance satisfactory to the City;

e) periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the City;

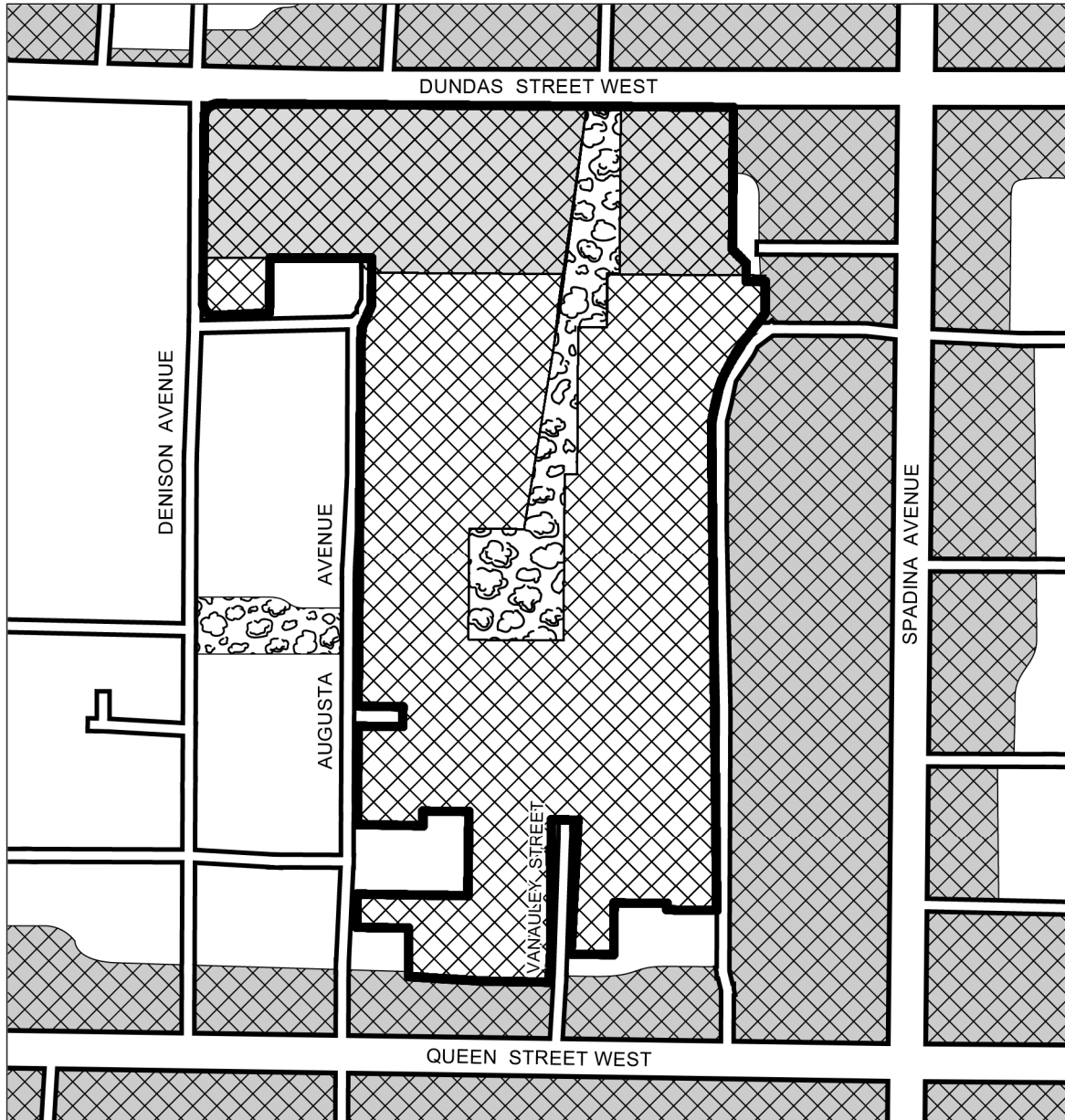
- f) submission of satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility;
 - g) confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development.
- 3) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51, and 53, Section 118 restriction under the *Lands Title Act*, and the *City of Toronto Act*.
- iii. Draft Plan of Subdivision
- 1) Development will not proceed within the lands without the approval by the City of a Draft Plan of Subdivision for the associated lands.
 - 2) Registration of Plan of Subdivision may occur in a phased manner corresponding to and consistent with the intent of this Site and Area Specific Policy and Zoning By-law for the lands.
 - 3) Division of land will be in conformity with this Site and Area Specific Policy and will create land parcels that facilitate development consistent with the intent of this Site and Area Specific Policy.
- iv. Section 37 Agreement
- 1) In addition to the policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act*, the following policies apply to the lands.
 - 2) The enactment of any implementing Zoning By-law for the lands that permits building heights provided for by this Site and Area Specific Policy may be withheld until the following are appropriately secured through an agreement pursuant to Section 37 of the *Planning Act*:
 - a) those housing matters set out in Section D of this Site and Area Specific Policy;
 - b) tenant relocation and assistance acceptable to the City;
 - c) needed improvements and renovations to the existing rental housing subject to the satisfaction of the Chief Planner;
 - d) Community Service and Facilities set out in Section G of this Site and Area Specific Policy;
 - e) above base parkland improvements set out in Section F of this Site and Area Specific Policy;
 - f) Public Art provision in accordance with Section F of this Site and Area Specific Policy; and
 - g) Construction Mitigation and Safety Plan, and Tenant Communication Strategy to the satisfaction of the Chief Planner.

- 3) In determining further community benefits to be provided in return for any increases in height and density permissions in a zoning by-law, the following will be considered as priorities, though others may also be secured as appropriate:
 - a) non-profit community services and facilities, including the acquisition of community service program space;
 - b) non-profit childcare facilities;
 - c) parkland acquisition and improvements;
 - d) community gardening infrastructure; and
 - e) acquisition of affordable housing units.
- v. Detailed Context Plans
- 1) To assess and ensure the consistent and orderly development of the lands, Detailed Context Plans will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
 - 2) The purpose of the Detailed Context Plans will be to demonstrate:
 - a) built form consistency for the specific phase of development in relation to the overall revitalization of the lands;
 - b) detailed Public Realm improvements for the active phase;
 - c) interim infrastructure required to accommodate the orderly development within an active phase; and
 - d) sequencing of servicing infrastructure, public streets, and private driveways for solid waste collection, emergency access, and other required technical issues.
 - 3) The Detailed Context Plans will be used to assist in evaluating:
 - a) the conformity of the proposed developments with the relevant provisions of the Official Plan, this Site and Area Specific Policy and the Urban Design Guidelines; and
 - b) Site Plan Approval applications for review under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.
- vi. Urban Design Guidelines
- 1) Will have the intent and purpose as stated in Policy C(ii) above."
1. Map 29, Site and Area Specific Policies, is amended for the lands north of Queen Street West, bounded by Denison Avenue, Dundas Street West, and Cameron Street, as shown on the map above as Site and Area Specific Policy No. 383.

2. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
Grange Avenue Extension (Street A)	Augusta Avenue	Cameron Street
New East-West Link (Street B)	Augusta Avenue	Cameron Street
Vanauley Street Extension (Street C)	Vanauley Street	New East-West Link (Street B)
Augusta Avenue Extension (Street D)	Augusta Avenue	Dundas Street West
New North-South Link (Street E)	Willison Square	Grange Avenue Extension (Street A)







Attachment 2: Official Plan Excerpt



TORONTO City Planning
Official Plan

**571 Dundas Street West,
 20 Vanauley Street and 91 Augusta Avenue**

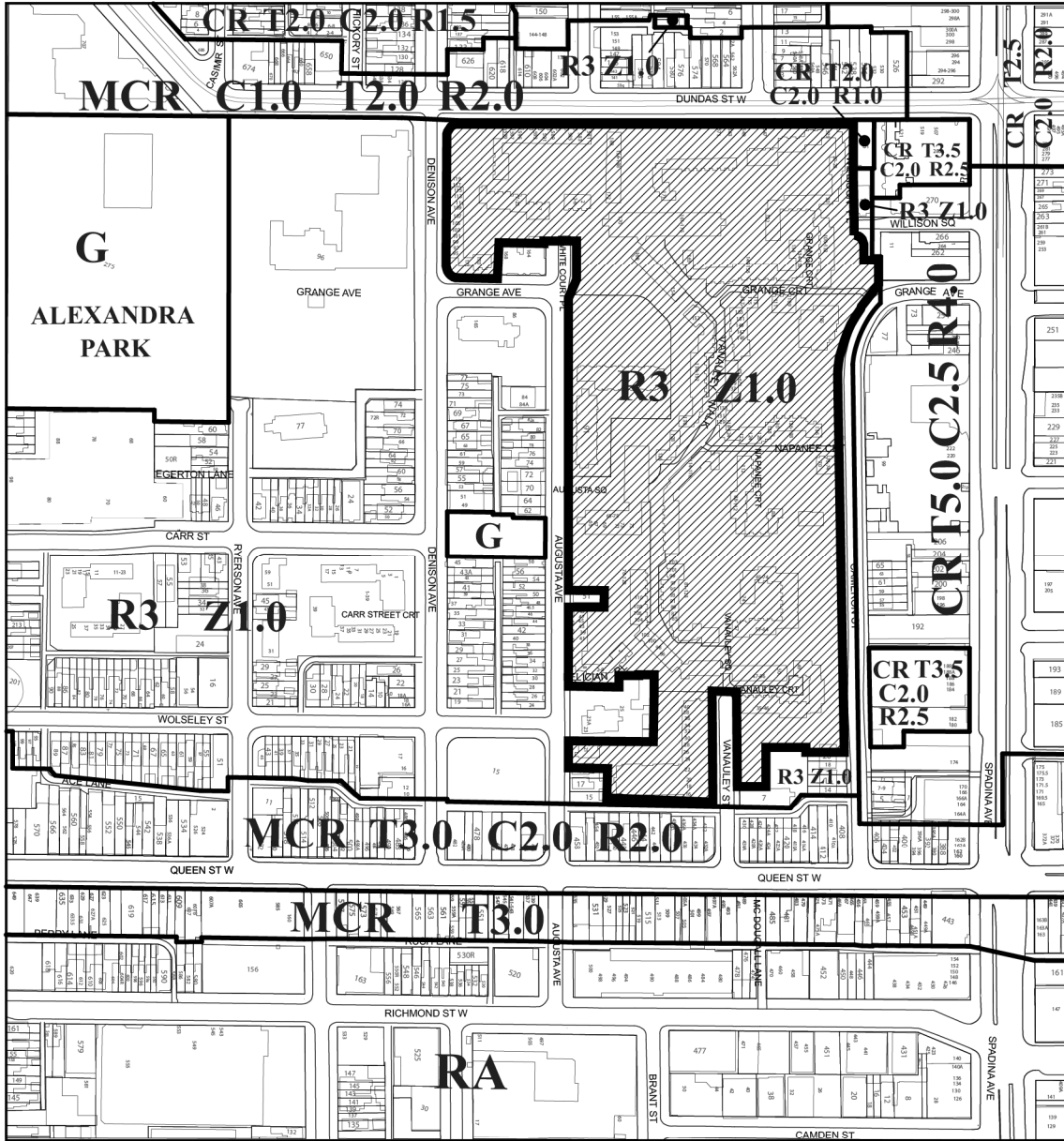
File # 11 143142 02

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



Not to Scale
 08/16/2013

Attachment 3: Zoning By-law No. 438-86 Excerpt



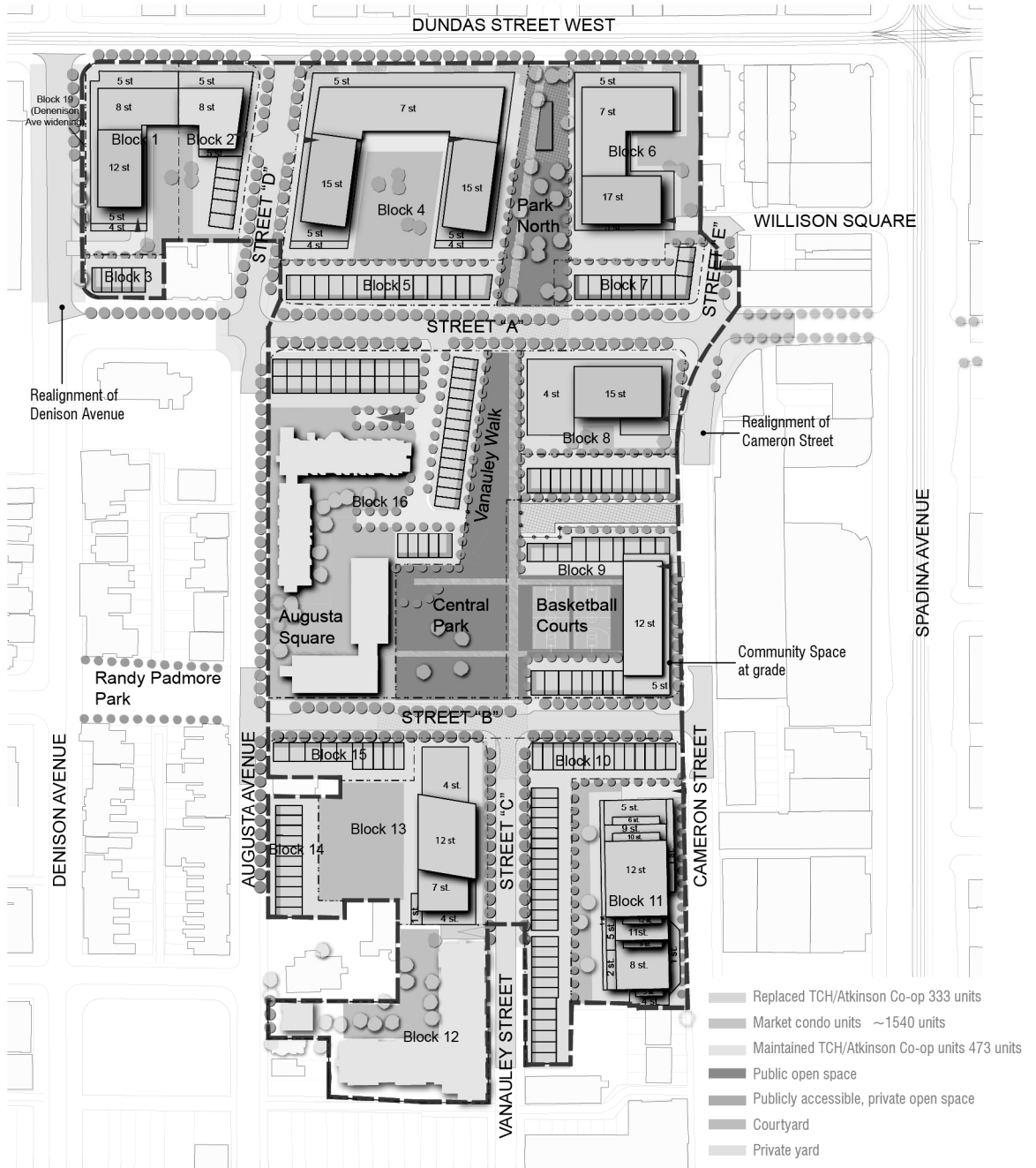
571 Dundas Street West, 20 Vanauley Street,
 21,21a,23 & 23a Augusta Avenue and 73-75 Augusta Square
 File # 11 143142 0Z

- G Parks District
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/23/2011

Attachment 4: Alexandra Park Revitalization Site and Landscape Plan



Site and Landscape Plan

Alexandra Park Revitalization

Not to Scale
08/12/2013



File # 11 142142 0Z

Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item - as adopted by City of Toronto Council on _____, 2013

Enacted by Council: _____, 2013

CITY OF TORONTO

BY-LAW NO. xxx-2012

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the Alexandra Park and Atkinson Co-op Area.

WHEREAS authority is given to Council by Section 34 of 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*;

WHEREAS the Council may, in a by-law passed under Section 34 of the *Planning Act*, by the use of the holding symbol “h” in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services or matters as are set out in the By-law; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

WHEREAS the increases in the density and height permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements by the owner of such lands and the City of Toronto; and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law;

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

1. Section 2(1) of By-law No. 438-86, being “A By-law to regulate the use of land in the erection, use, bulk, height, spacing of/and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, is further amended by:
 - (a) inserting after the definition of “*adult movie arcade*”, the following:

“*Alexandra Park and Atkinson Co-op Area*’ means that part of the City of Toronto delineated by heavy lines shown on Map 1 attached hereto”.
2. District Map 50H-311 contained in Appendix ‘A’ of By-law No. 438-86, as amended, is hereby further amended by re-designating the lands delineated by heavy lines to “MCR(h)”, “G(h)”, and “R4A (h)” as shown on Map 2, attached hereto.
3. Height and Minimum Lot Frontage Map 50H-311 contained in Appendix ‘B’ of By-law No. 438-86, as amended, is hereby further amended by re-designating the lands delineated by heavy lines as shown on Map 3 attached hereto.

PERMISSIVE EXCEPTION

4. Section 12(1) of By-law No. 438-86 is amended by adding the following exception:

“XXX. to prevent the erection of buildings or structures or the use of land in the *Alexandra Park and Atkinson Co-op Area* in accordance with the following provisions:

 - (1) **PERMITTED USES**
 - (a) None of the provisions of this By-law or By-law No. 438-86 shall apply to prevent the use of any land, building or structure on *Blocks* 12 and 16, as shown on Map 3, for any purpose prohibited by these By-laws if such land, building or structure was lawfully used for such purpose on the date of the passing of this By-law, so long as it continues to be used for that purpose.
 - (b) The erection and use of a *sales office* is permitted within the *Alexandra Park and Atkinson Co-op Area*.
 - (c) Below *grade* facilities for storm water retention shall be permitted within the *Alexandra Park and Atkinson Co-op Area* except in in *Blocks* 17, 18, 19, 20, 21, 22, 23, and 24.

- (d) One *retail store* is permitted on the first floor of a building with a maximum height greater than 4 storeys/14 metres on *Blocks 8, 9, 13 and 16*, provided the *net floor area* of the *retail store* is less than or equal to 200 square metres.
- (e) *Commercial parking garages* are permitted within the *Alexandra Park and Atkinson Co-op Area*.
- (f) Lands zoned with the “h” Holding Symbol shall not be used for any purpose other than those permitted within an R3 district or those permitted under (1)(a) until the “h” Holding Symbol has been removed. An amending by-law to remove the “h” Holding Symbol in whole, or in part, shall be enacted by City Council when the following plans and studies have been submitted for the lands from which the “h” Holding symbol is proposed to be removed to the satisfaction of the Chief Planner and Executive Director, City Planning Division secured through an agreement or agreements binding on the owner and successors entered into pursuant to Sections 37, 41 or 51 of the *Planning Act*, or any combination thereof, as appropriate:
 - i. submission of updated Detailed Context Plans, to the satisfaction of the Chief Planner and Executive Director;
 - ii. submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner and Executive Director;
 - iii. provision of a Tenant Relocation and Assistance Plan, and periodic updates to the Plan, being satisfactory to the General Manager, Shelter, Support and Housing Administration and the Chief Planner and Executive Director;
 - iv. execution of a subdivision agreement satisfactory to the Chief Planner and Executive Director pursuant to Section 51 of the *Planning Act*;
 - v. periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the Chief Planner and Executive Director;
 - vi. submission of satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility to the satisfaction of the Chief Planner and Executive Director; and,
 - vii. confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development to the satisfaction of the Director, Corporate Finance and Administration.

- (g) Prior to the removal of the “h” Holding Symbol, shoring and demolition is permitted within the *Alexandra Park and Atkinson Co-op Area*.

(2) **FLOOR AREA**

- (a) No person shall, within the *Alexandra Park and Atkinson Co-op Area*, erect or use a building or structure or portion thereof where:

- (i) the total *residential gross floor area*, the total *non-residential gross floor area* and the combined total *residential gross floor area* and *non-residential gross floor area* exceeds the amounts indicated for each *Block*, or group of *Blocks*, as shown on Map 3, as follows:

<i>Block</i>	Maximum gross floor areas (m ²)		
	<i>residential gross floor area</i> (m ²)	<i>non-residential gross floor area</i> (m ²)	Total <i>residential gross floor area</i> and <i>non-residential gross floor area</i> (m ²)
1	14,310	1,030 (Retail/Office)	14,600
2 (apartment)	5,800	950 (Retail/Office)	6,050
2(townhouses), 3, 5, 7, 9(townhouses), 10, 14, 15 and 16 (townhouses)	24,000	0	24,000
4	37,250	2,400 (Retail/Office)	37,950
6	22,250	1,400 (Retail/Office)	22,550
8	15,300	200 (<i>retail store</i>)	15,300
9 (apartment)	11,000	1,250 non-residential space	12,250
11	19,350	0	19,350
12	As existed on the date of the passing of this by-law		
13	14,650	200 (<i>retail store</i>)	14,650
16 (apartments)	As existed on the date of the passing of this by-law		
17	0	50	50
18	0	50	50
19	0	0	0
20	0	0	0
21	0	0	0
22	0	0	0
23	0	0	0
24	0	0	0

- (b) For a Tower Area, as shown on Map 6, no person shall erect a building or structure where the *floor plate area* of any storey in the *tower* portion of the building exceeds 750 square metres.

(3) **BUILDING HEIGHT**

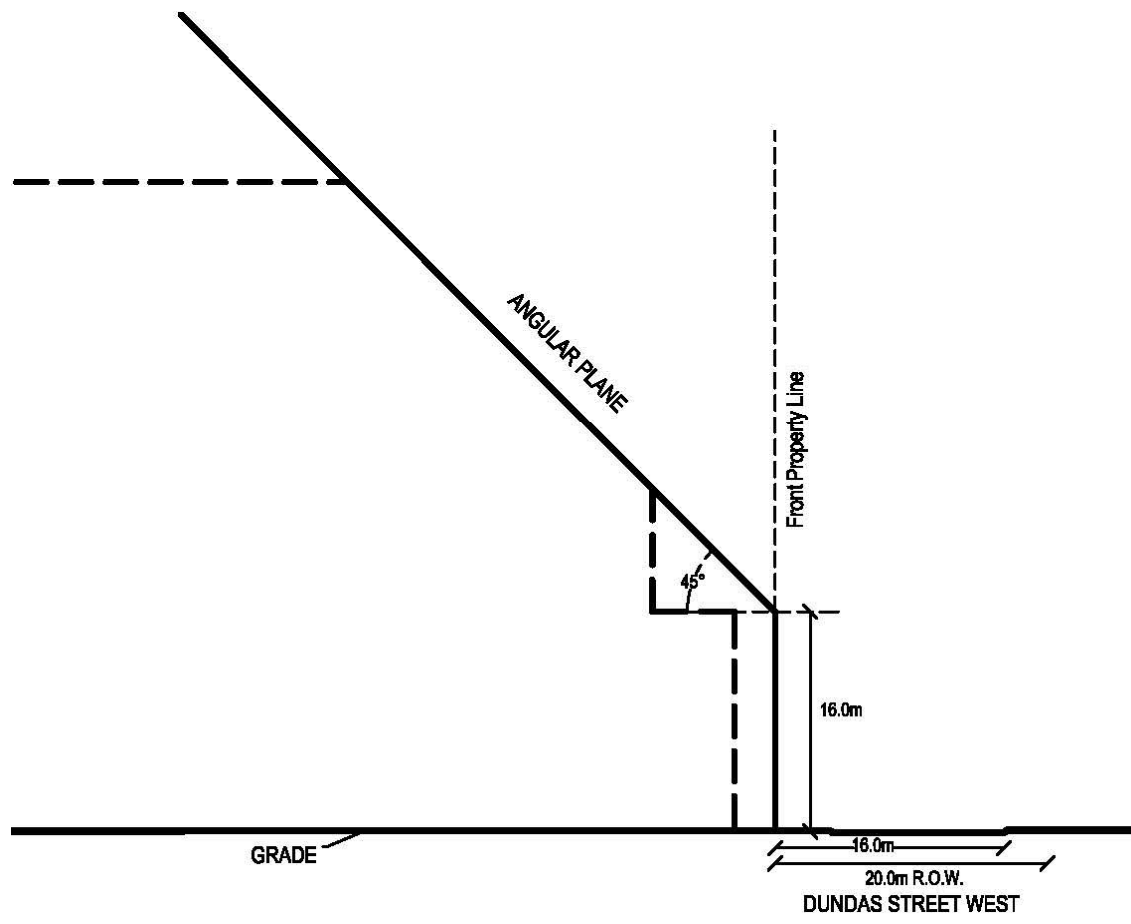
- (a) *Height* limits shall be in accordance with Sub-section 4 (2) of By-law No. 438-86, except that maximum *height* in storeys and metres shall be as shown on Maps 5.1 – 5.7.
- (b) *Towers* are permitted in Tower Areas shown on Map 6 and only one such tower is permitted in each Tower Area.
- (c) Sections 4(3)(a) and 4(3)(b) of this By-law do not prevent the erection or use of the following elements and enclosures, provided they do not penetrate the angular plane described in Section 4(4)(a) of this By-law:
 - (i) a stair tower, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - A. the maximum vertical extent of such elements or enclosures above the permitted *height* is no greater than 5 metres, except that on Blocks 11 and 13 a maximum of 11 metres is permitted,
 - B. the aggregate horizontal area of such elements, including the area contained *within an* enclosure, does not exceed 40% of the area of the roof of the building,
 - C. the width of any such elements, including the width of an enclosure, located within six metres of a *block line* that is a *street* line, does not exceed 30% of the width of the main wall of the building facing the *block line* provided the width is to be measured parallel to the *block line* boundary,
 - (ii) residential and mechanical penthouse on Blocks 11 and 13, provided all elements are contained within an additional 6 metres above the maximum permitted building height of 38 metres,
 - (iii) structures that do not enclose space and used for renewable energy purposes to a maximum of 3.0 metres above the permitted *height*, except that on Blocks 11 and 13 a maximum of 9 metres is permitted; except that any such elements located on top of a structure identified in Section 4(3)(c)(i) are permitted to a

maximum 8.0 metres above the permitted *height*, except that on Blocks 11 and 13 where no structures are permitted above those structures identified in Section 4(3)(c)(i),

- (iv) structures that do not enclose space and are used for outside or open air recreation, maintenance, safety, or wind protection purposes, including landscape garden amenities, green roofs, parapets, and terrace guards/landscape planters to a maximum of 4.0 metres above the permitted *height*, except that on Blocks 11 and 13 a maximum of 10 metres is permitted, subject to the limitations contained within Section 4(2)(a)(ii) of By-law 438-86; and,
- (v) balcony railings to a maximum of 1.8 metres above the permitted *height*.

(4) ANGULAR PLANE

- (a) For a *lot* which abuts Dundas Street West in *Blocks* 1, 2, 4 and 6, all portions of a building or structure on the *lot* facing Dundas Street West must be contained within a 45 degree angular plane projected over the *lot* from the *lot* lines which abut Dundas Street West at an elevation of 16 metres above the average elevation of the ground directly above such *lot* line as shown on the following diagram.



(5) SETBACKS AND SEPARATION

- (a) No portion of a building or structure may be located closer to a *block line* or any other building or structure than the distance in metres shown in Maps 5.1 to 5.7.
- (b) No portion of a building or structure may be located closer than 5.5 metres to a *block line* which does not abut a street or public or private park, except on *Blocks 7, 10, 13, 14 and 15*, as shown on maps 5.3, 5.5 and 5.6.
- (c) No person shall erect or use a building or structure having a height greater than 5 storeys or 17 metres unless above such height:
 - (i) for *blocks* which abut Dundas Street West, a 6.0 metre setback is provided from the main wall of such building or structure facing Dundas Street West to Dundas Street West, as shown on Maps 5.1 – 5.8; and

- (ii) for *blocks* which do not abut Dundas Street West, a 3.0 metre setback is provided from the main wall of such building or structure facing a public street or a public or private park, except on *Blocks* 11 and 13, where setbacks above 5 storeys or 17 metres may be less than 3.0 metres, as shown on Maps .5.4, 5.5., and 5.8.
- (d) For a Tower Area, as shown on Map 6, any storey with a *floor plate area* not exceeding 750 square metres shall have at a *block line* not abutting the street or park, a minimum 12.5 metre setback.
- (e) No person shall erect or use a building or structure in which a *primary window* in the building is closer than:
 - (i) 15 metres to a *primary window* of another dwelling unit, except that on *Block* 15, a *primary window* is permitted to be located no closer than 7.0 metres to a *primary window* of another dwelling unit, as shown on Map 5.6, and
 - (ii) 7.5 metres to a *wall*, except that on *Block* 15, a *primary window* is permitted to be located no closer than 7.0 metres to a wall, as shown on Map 5.6,
- (f) Paragraphs 5(a) to 5(e) do not apply to the type of structure listed in Column A, provided that the restriction set out in Column B opposite the structure are complied with

Column A Structure	Column B Maximum Permitted Projection
(i) Eaves, cornices, awnings or ornaments	Maximum of 1.0 metre projection
(ii) Balcony	Maximum of 1.8 metre projection except that no projection is permitted where the wall to which it is attached faces a public street or a public or private park
The structures described in sub-clauses (iii) to (v) below are permitted: <ul style="list-style-type: none"> A. between a building facing a public street or public or private park and the <i>block line</i> on <i>Blocks</i> 3, 5, 7, 10, 14, 15, and 16; B. between a building on <i>Block</i> 2 facing <i>Block</i> 23 (Street D) and the <i>block line</i>; and C. and between a building on <i>Block</i> 9 facing <i>Block</i> 20 (Street B) and the <i>block line</i> 	
(iii) Stairs, handrails, guards and canopies	2.7 metres
(iv) Bay window	0.7 metres
(v) Porches, trellises, and garbage enclosures	1.7 metres

The structures described in sub-clauses (vi) to (vii) are permitted between a building and a <i>block line</i> that is not a street line or a public or private park on Blocks 3, 5, 7, 10, 14, 15 and 16	
(vi) Porch	2.2 metres
(vii) Canopies and trellises	3.1 metres

- (g) Paragraphs 5(a) to 5(e) do not apply to structures that do not enclose space and are used for outside or open air recreation, maintenance, safety, or wind protection purposes, including landscape garden amenities, green roofs, parapets, and terrace guards/landscape planters to a maximum of 4.0 metres above the permitted *height*.

(6) ENCROACHMENTS

- a. No portion of a building or structure may encroach into a public right of way except the type of structure listed in Column A, provided that the restriction set out in Column B opposite the structure are complied with

Column A Structure	Column B Maximum Permitted Projection
(i) Stairs, handrails, and guards located on <i>Block 9</i> are permitted to encroach into <i>Block 20</i>	1.7m
(ii) Stairs, handrails, and guards located on <i>Block 10</i> are permitted to encroach into <i>Block 20</i>	0.8 metres
(iii) Stairs, handrails, and guards located on <i>Block 10</i> are permitted to encroach into <i>Block 22</i>	1.0 metres
(iv) Stairs, handrails, and guards located on <i>Block 15</i> are permitted to encroach into <i>Block 21</i>	0.8 metres

(7) STREET RELATED RETAIL

- (a) Within the Street Related Retail Area show on Map 4, no more than 30% of the total length of the Street Related Retail Area’s frontage on Dundas Street West may be used for any use other than for street related retail and service uses or office uses permitted by Section 8(1)(f)(b)(vi) of By-law No. 438-86.
- (b) No dwelling units may be located facing Dundas Street West on the ground floor of a building or structure which faces onto Dundas Street West.

(8) RESIDENTIAL AMENITY SPACE

- (a) *Residential amenity space* shall be provided in accordance with Section 4(12) of By-law No. 438-86 except that for buildings on *Blocks 2* and *9*:
 - (i) a portion of the indoor *residential amenity space* required for *Block 2* may be located in *Block 9*, provided a minimum of 50 square metres indoor *residential amenity space* is located on-site in *Block 2*;
 - (ii) any community space located in *Block 9* may be used to satisfy the indoor *residential amenity space* requirements for *Blocks 2* and *9*
 - (iii) a minimum of 50 square metres of indoor *residential amenity space* shall be provided in *Block 9* in a different location than any community space;
- (b) No indoor or outdoor *residential amenity space* will be required for any *social housing townhouses*

(9) VEHICULAR PARKING

- (a) On *Blocks 1, 4, 6, 8, 11, and 13* parking facilities shall be provided in accordance with section 4(5) and 4(10) of By-law No. 438-86, except that:
 - (i) in a building containing more than 6 dwelling units, parking shall be provided and maintained at the rate of:

Unit Size	Minimum Parking Spaces per Dwelling Unit	Maximum Parking Spaces per Dwelling Unit
Bachelor	0.3	0.4
1 bedroom	0.5	0.7
2 bedroom	0.8	1.2
3 or more bedrooms	1.0	1.5
Visitor	0.1	No maximum

- (ii) the maximum required resident parking spaces shall be reduced by 4 parking spaces for each car-share parking space provided, and the maximum reduction permitted by this means shall be limited by the application of the following formula:
 - 4 x (Total No. of Units ÷ 60), rounded down to the nearest whole number;
- (iii) Parking spaces for each dwelling unit in a building containing less than 6 dwelling units shall be provided at a minimum rate of 1.0 spaces per dwelling unit.

- (b) On *Blocks* 2, 3, 5, 7, 9, 10, 12, 14, 15 and 16 parking facilities shall be provided in accordance with section 4(5) and 4(10) of By-law No. 438-86, except that:
- (i) a minimum of 0.32 *parking spaces* per *dwelling unit* for residents and visitors shall be provided and maintained for all *dwelling units*;
 - (ii) a maximum of 0.40 parking spaces per *dwelling unit* for residents and visitors shall be provided and maintained for all *dwelling units*;
 - (iii) *parking spaces* shall be provided **either** in a permitted parking facility on the same *block* containing the use for which the parking is to be provided or in a permitted parking facility on *Blocks* 2, 9, 12 or 16.
- (c) Notwithstanding Section 4(9)(b) of this By-law, prior to completion of construction on *Blocks* 9 and 16, parking may be provided at grade within the *Alexandra Park and Atkinson Co-op Area* or within a parking facility located within 200 metres of the boundary of the *Alexandra Park and Atkinson Co-op Area*; and after completion, parking for the residential uses on *Blocks* 9 and 16 will be provided entirely below grade.
- (d) No *parking spaces* will be required for any community space located on *Block* 9 if the *Gross Floor Area of the community space* is less than 1100 square metres;

(10) LOADING

- (a) Loading facilities shall be provided in accordance with section 4(8) of By-law No. 438-86.

(11) ACCESS

- (a) Ingress and egress to and from the parking facilities on *Block* 13 shall be provided in accordance with the requirements of section 4(5)(i) of By-law No. 438-86 except that such access may be provided over a private right-of-way or easement over adjacent lands provided in favour of the subject property.

(12) BICYCLE PARKING

- (a) *Bicycle parking spaces* shall be provided in accordance with Section 4(13) of By-law No. 438-86, except that:
- (i) for *dwelling units* in a building containing 5 or more *dwelling units*, other than senior citizens' housing and townhouses, a minimum of 1.0 *bicycle parking spaces* for each *dwelling unit*, of which 80% of *bicycle parking spaces* will be

provided for residents and 20% of *bicycle parking spaces* will be provided for visitors;

- (ii) for *street related retail and service uses* or office uses, at least 0.2 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* will be provided and maintained for residents and the greater of 0.3 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* or 6 spaces will be provided and maintained for visitors;
- (iii) if the calculation of the minimum *bicycle parking spaces* results in a fraction of a space being required, the number of spaces must be rounded up to the next whole number.

(13) DEFINITIONS

- (a) For the purposes of this By-law and subject to Section 13 (b) below, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended; and
- (b) the following definitions shall apply:

"bicycle parking space" means, notwithstanding Section (2)1 of By-law 438-86, *bicycle parking space - occupant* or a *bicycle parking space – visitor*

"bicycle parking space - occupant" means, notwithstanding Section (2)1 of By-law 438-86, an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:

- (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
- (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
- (iv) in the case of a bicycle rack, is located in a secured room or area;
- (v) if a *stacked bicycle parking space* is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.

"bicycle parking space - visitor" means, notwithstanding Section (2)1 of By-law 438-86, an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, and:

- (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
- (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;

- (iii) may be located outdoors or indoors but not within a secured room, enclosure or bicycle locker;
- (iv) if a *stacked bicycle parking space* is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.

“*Block*” means an area outlined in heavy and medium lines on Map 3

“*block line*” means a heavy line shown on on Maps 5.1 – 5.7, defining a *Block*,

“*car-sharing*” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

“*car-share parking space*” means a parking space that is reserved and actively used for car-sharing;

“*existing rental dwelling units*” means the 806 rental dwelling units operated by Toronto Community Housing Corporation that existed on the lands as of the date of the passing of this By-law.

“*floor plate area*” means the total area of a floor of a building measured from the exterior of the main wall of the floor level, including voids at the level of the floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation, duct or utility shaft.

“*grade*” means the average elevation of the sidewalk or, where there is no sidewalk, of the roadway, in front of the *Block* on which a building stands

“*height*” means the vertical distance between *grade* and the highest point of the roof, building or structure, as shown on Map 3 and Maps 5.1 - 5.7 exclusive of any elements described in Section 4(3)(c) of this By-law

“*non-residential gross floor area*” means the aggregate of the areas of each floor above *grade* of a *non-residential building* or the non-residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building, excluding the floor area of mechanical uses located on the roof or integrated within the top floor of the building, but inclusive of the following areas: the space occupied by walls and stairs; voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct, utility shaft, parking of motor vehicles or bicycles, storage, or other *accessory use*

“*primary window*” means the a window of a *dwelling unit* ,other than a window of a kitchen or bathroom

“*rent-geared-to-income*” has the same meaning as in subsection 38 of the *Housing Services Act*, 2011

"*replacement rental dwelling units*" means the three hundred and thirty-three (333) rental dwelling units to be constructed pursuant to these provisions.

“*residential gross floor area*” means the aggregate of the areas of each floor above *grade* of a *residential building* or the residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building, excluding the floor area of mechanical uses located on the roof or integrated within the top floor of the building, but inclusive of the following areas: the space occupied by walls and stairs; voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct, utility shaft, parking of motor vehicles or bicycles, storage, or other *accessory* use

“*sales office*” means an office located in a building, structure, facility or trailer, satisfactory to the City's Chief Planner and used exclusively for the initial sale and or initial leasing of dwelling units or non-residential gross floor area to be erected in the *Alexandra Park and Atkinson Co-op Area*

“*stacked bicycle parking space*” means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*.

"*tower*" means a portion of a building having a height greater than 12 storeys

“*townhouse*” means one of a series of more than two attached buildings, each building comprising one dwelling unit divided vertically from another by a party wall, and each dwelling unit facing a public street

(14) **SECTION 37**

The owner of the subject lands shall at its expense enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services, and matters referred to below. The owner of the subject lands, in accordance with, and subject to the aforesaid Section 37 agreement(s), shall provide at its expense the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the increase in density and height authorized in this By-law Amendment:

- i. The construction of a new 1,100 square meter community facility to be operated by TCH and Atkinson Co-op and located within a new TCH building to be constructed on Block 9 to the satisfaction of the Chief Planner and Executive Director, Director, Affordable Housing Office,

Director Toronto Community Housing, General Manager of Parks, Forestry & Recreation and the Ward Councillor. The new facility will:

- a. have a minimum gross floor area of 1,100 square metres;
 - b. be valued at a minimum of **\$5,000,000.00**;
 - c. be constructed to a commercial standard, ready for occupancy for the intended use, containing all finishing, fixtures and equipment necessary to implement programming of the facility, including HVAC systems;
 - d. include the construction of two new outdoor basketball courts adjacent to the facility; and,
 - e. be completed in accordance with the requirements of the Section 37 agreement, prior to the issuance of a demolition permit for the existing community centre at 105 Grange Court.
- ii. The retention and refurbishment of 473 existing social housing units and common areas and amenities in the apartment buildings at 20 Vanauley Street, 73-75 Augusta Square and 91 Augusta Avenue, and the fourplex building known as 21, 21a, 23, 23a Augusta Avenue, as described in the Planning Report dated August 15, 2013 in accordance with the detailed refurbishment plans referenced in the Section 37 Agreement, and to the satisfaction of the Chief Planner and Executive Director and the Director, Affordable Housing Office. The detailed refurbishment plans to be prepared for each building shall include, but not necessarily be limited to, the following information:
- a. exterior improvements with the objective of integrating the refurbished properties with the newly constructed buildings;
 - b. upgrading building systems and envelope systems for energy efficiency;
 - c. updating common areas and amenity spaces; and
 - d. interior unit work where required.
- iii. Prior to the issuance of the first below-grade building permit for a building located within Block 13, the owner shall submit a report detailing the refurbishment plan described in recommendation 3.A.ii. for the existing building located at 20 Vanuauley Street and 21, 21a, 23, 23a Augusta Avenue to satisfaction of the Chief Planner and Executive Director and the Director, Affordable Housing Office. The refurbishment work for these

buildings will be completed prior to the issuance of the first below-grade building permit for any new market condominium buildings under Phase 2 on any of Blocks 1, 4, 6, or 8;

- iv. Prior to the issuance of the first below-grade building permit for any building under Phase 2 located within Blocks 1, 4, 6, or 8, the owner shall submit a report detailing the refurbishment plans described in recommendation 3.A.ii. for the existing buildings located at 73-75 Augusta Square and 91 Augusta Avenue, to satisfaction of the Chief Planner and Executive Director and the Director, Affordable Housing Office. The refurbishment of these buildings shall be completed prior to the issuance of the first above-grade permit for the last market condominium building to be completed within Blocks 1, 4, 6, or 8;
- v. The owner shall contribute to the growth of affordable rental and/or affordable ownership housing within the proposed market buildings to be located on Blocks 1, 4, 6, 8, 11 and/or 13 to a minimum value of **\$2,000,000.00**, to the satisfaction of the Chief Planner and Executive Director, Director, Affordable Housing Office, City Solicitor, Director, Real Estate Services and the Ward Councillor.
- vi. The owner shall provide non-residential floorspace for the purposes local social enterprise and business development on the site within the ground floor of the proposed market buildings to be located on Blocks 1, 4, and/or 6, to a minimum value of **\$1,000,000.00**, to the satisfaction of the Chief Planner and Executive Director, the Director, Social Development and Finance, the City Solicitor, the Director, Real Estate Services and the Ward Councillor.
- vii. The owner shall prepare a “District Public Art Plan” to develop a consistent theme for the redevelopment and to locate public art in a location(s) that is highly visible and publicly accessible within a prominent area of the Alexandra Park and Atkinson Co-op lands prior to the registration of a subdivision agreement for any Block other than Blocks 10, 11, 12, 13, 14, or 15. A minimum public art contribution for the revitalization will be based on 1% of the gross construction cost of the total revitalization's market component. The Plan will be subject to approval from the Chief Planner and Executive Director. It shall consider, amongst other matters, the overall public art plan, the participation of the local arts community and local artists, capacity to provide space for the creation of art, the jury composition, the distribution of the budget and the proposed phasing for the installation of each part of the District Public Art Plan in relation to the phased development of the site.

B. The rental housing replacement provisions are to be secured in the Section 37 Agreement are as follows:

- i. The provision and maintenance on the site of not less than 333 *Replacement Rental Dwelling Units*, all of which shall have rents geared-to-income, which units shall be of a size to the satisfaction of the Chief Planner and Executive Director, City Planning;
- ii. Each *Replacement Rental Dwelling Unit* will be maintained as a rent-geared-to-income unit for not less than 25 years from the date on which it is first occupied.
- iii. The 333 *Replacement Rental Dwelling Units* shall be ready and available for occupancy no later than prior to the registration of the last market condominium building to be constructed on the lands.
- iv. The 333 Replacement Rental Dwelling Units shall consist of:
 - a. 14 1-bedroom units, all of which may be located in Apartment House Dwellings;
 - b. 56 2-bedroom units, all of which may be located in Apartment House Dwellings;
 - c. 80 3-bedroom units, all of which may be located in Apartment House Dwellings;
 - d. 79 3-bedroom units, all of which will be located in Townhouse Dwellings;
 - e. 77 4-bedroom units, all of which will be located in Townhouse Dwellings; and
 - f. 27 5-bedroom units, all of which will be located in Townhouse Dwellings.
- v. The Owner shall provide tenant relocation assistance in accordance with the more detailed Tenant Relocation and Assistance Plan to be included in the agreement or agreements, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, for tenants in the existing buildings on the lands, and that requires at least:
 - a. The right to a new replacement social housing unit and the option to remain in Alexandra Park during revitalization;
 - b. At least 5 months notice prior to the date they must vacate their unit due to demolition;
 - c. Assistance with moving to and from a temporary relocation unit and new replacement social housing unit; and
 - d. Priority to select a unit in the next phase or sub-phase of revitalization for tenants who are not initially provided a replacement social housing unit that they would otherwise be entitled to.

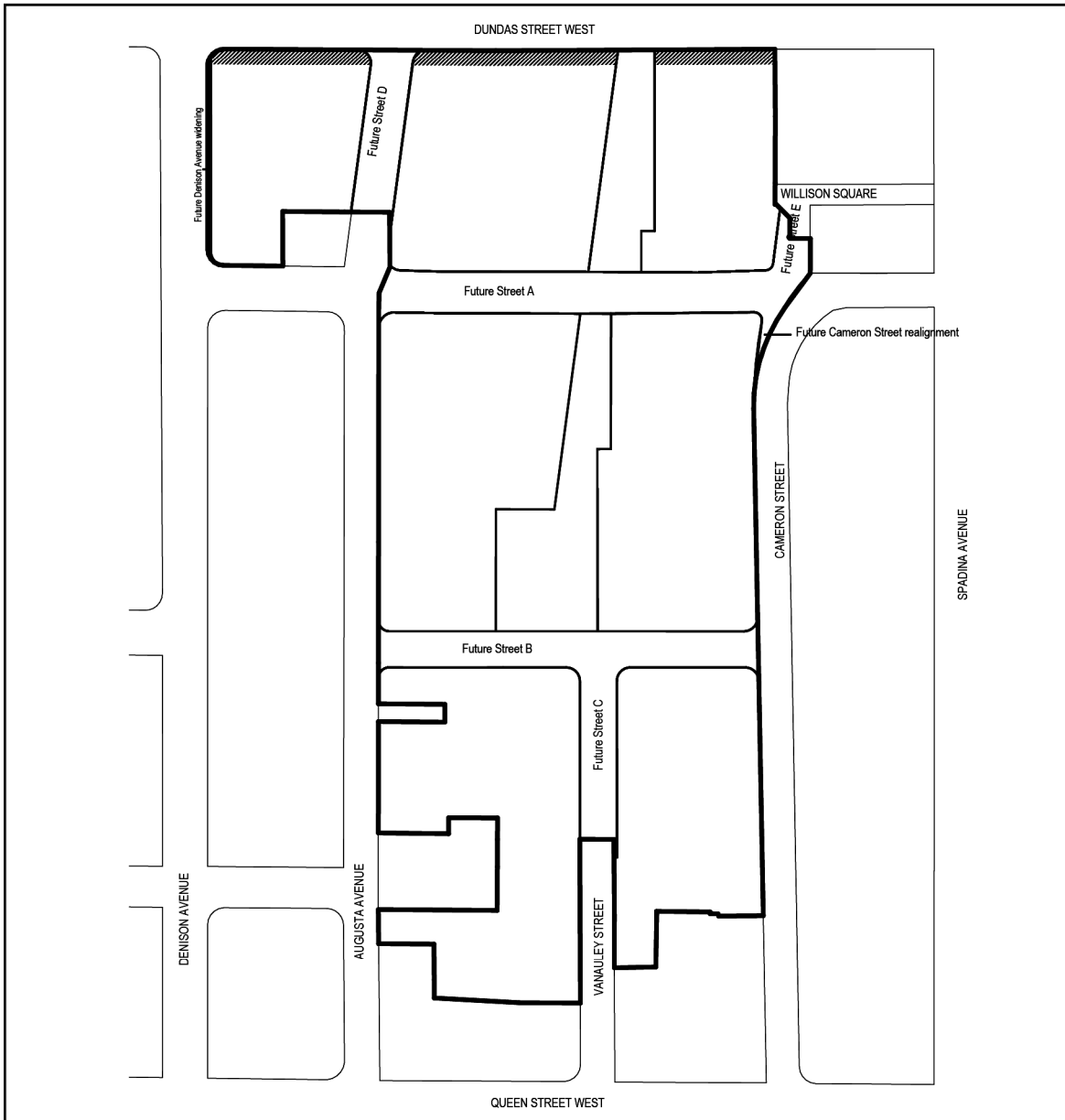
- vi. The owner shall prepare a Construction Mitigation and Tenant Communication Strategy, prior to the issuance of the first below-grade building permit in each phase of construction to the satisfaction of the Chief Planner and Executive Director, City Planning;
- C. The following matters are to be secured in the Section 37 Agreement as a legal convenience to support development:
- i. The owner shall agree not to seek issuance of a building permit until such time as the infrastructure required for the development of each phase as identified in the accepted Functional Servicing Report and Transportation Functional Design is constructed or secured to the satisfaction of the General Manager of Toronto Water and the General Manager of Transportation Services;
 - ii. The owner shall agree to remit all outstanding Planning Application Fees as per the City and TCH's Memorandum of Understanding, dated November 24, 2010, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Treasurer prior to Site Plan approval being issued for any application filed for redevelopment of the subject lands;
 - iii. The owner shall provide funding and construction of any improvements to municipal infrastructure (including off-site road improvements) as required throughout each phase of development in connection with the Functional Servicing Report and the Traffic Impact Study prepared, being updated as necessary to implement the Revitalization of Alexandra Park and Atkinson Co-op; and,
 - vi. The owner shall provide updates to the Emergency Services Communication Strategy prior to the demolition of any buildings within in each Block, to ensure appropriate emergency access to Alexandra Park during any interim development conditions, to the satisfaction of the Chief Planner and Executive Director, the Superintendent, Emergency Medical Services and the District Chief, Fire Prevention-South Command, and prior to the issuance of a demolition permit for any buildings contained within the subject Block.

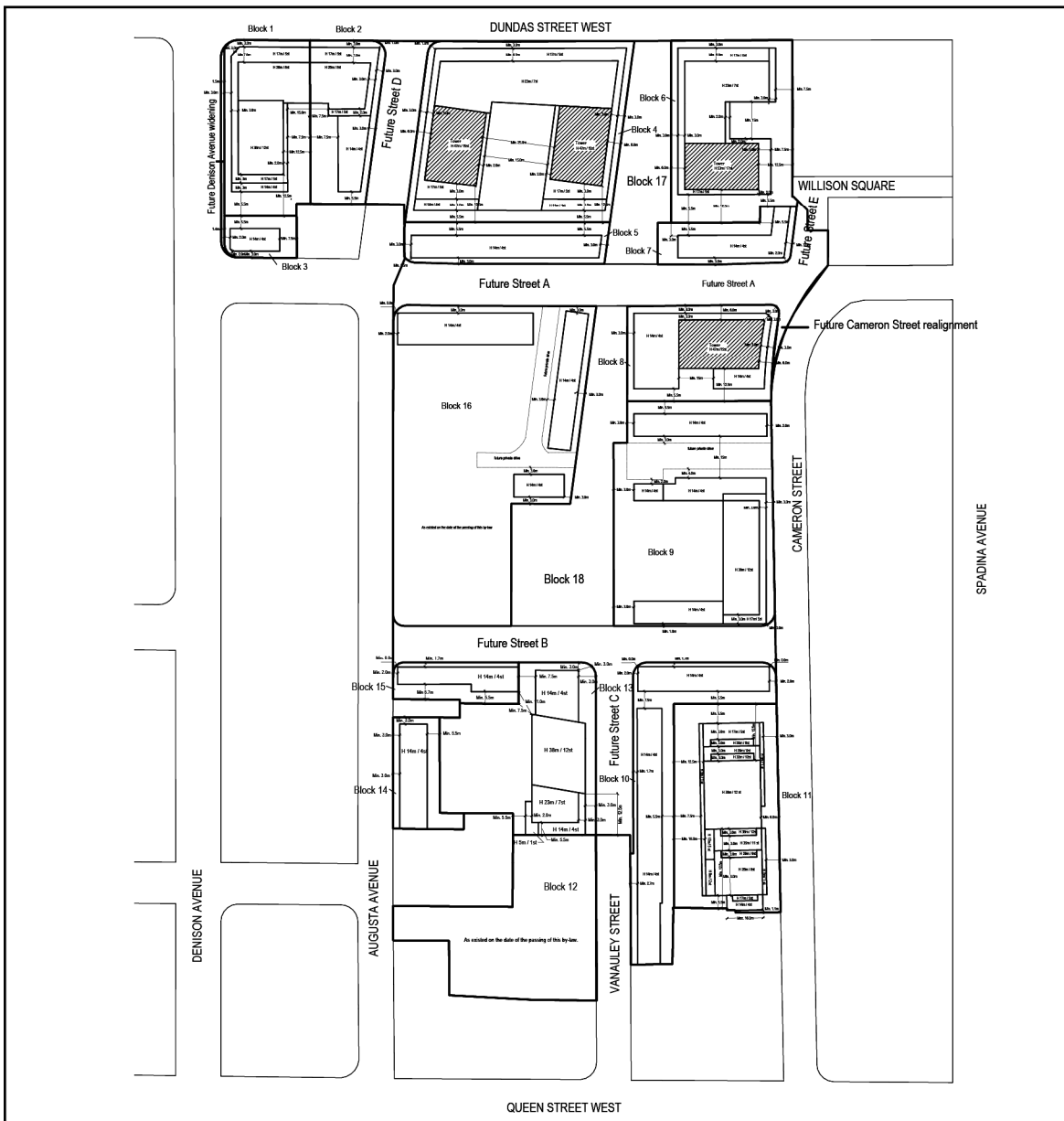
ENACTED AND PASSED this x day of x, A.D. 2013.

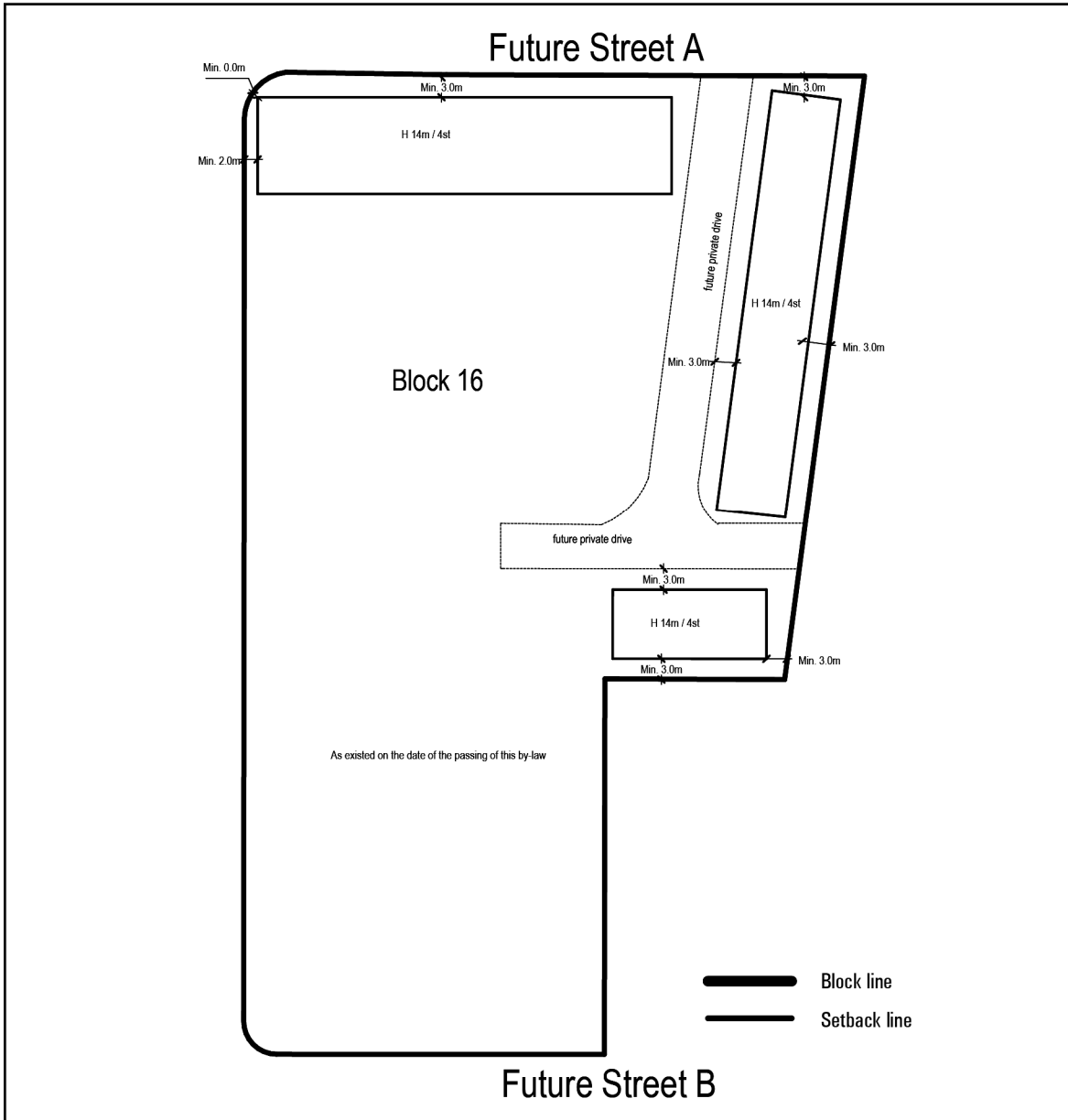
ROB FORD,
Mayor

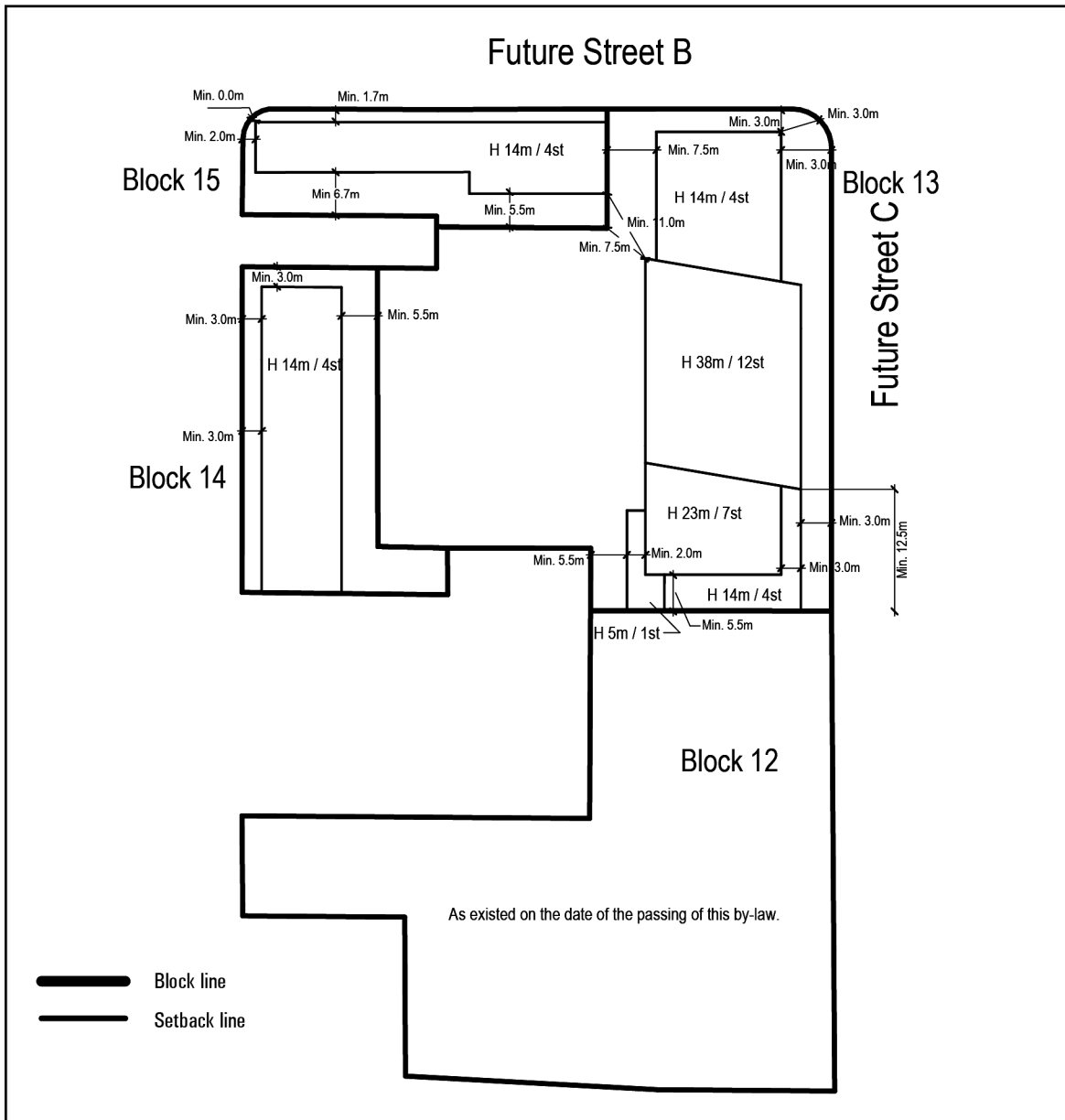
ULLI S. WATKISS,
City Clerk

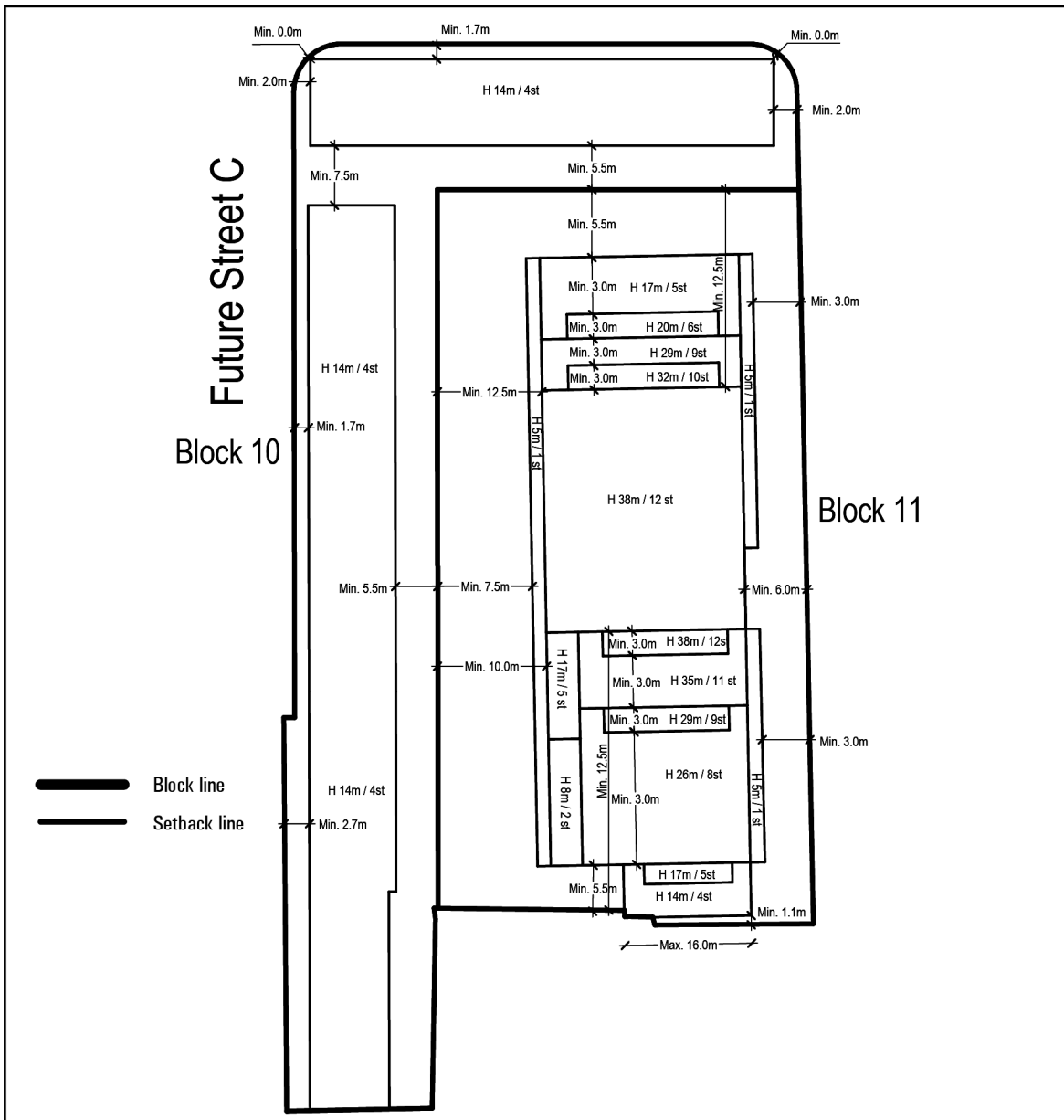
(Corporate Seal)

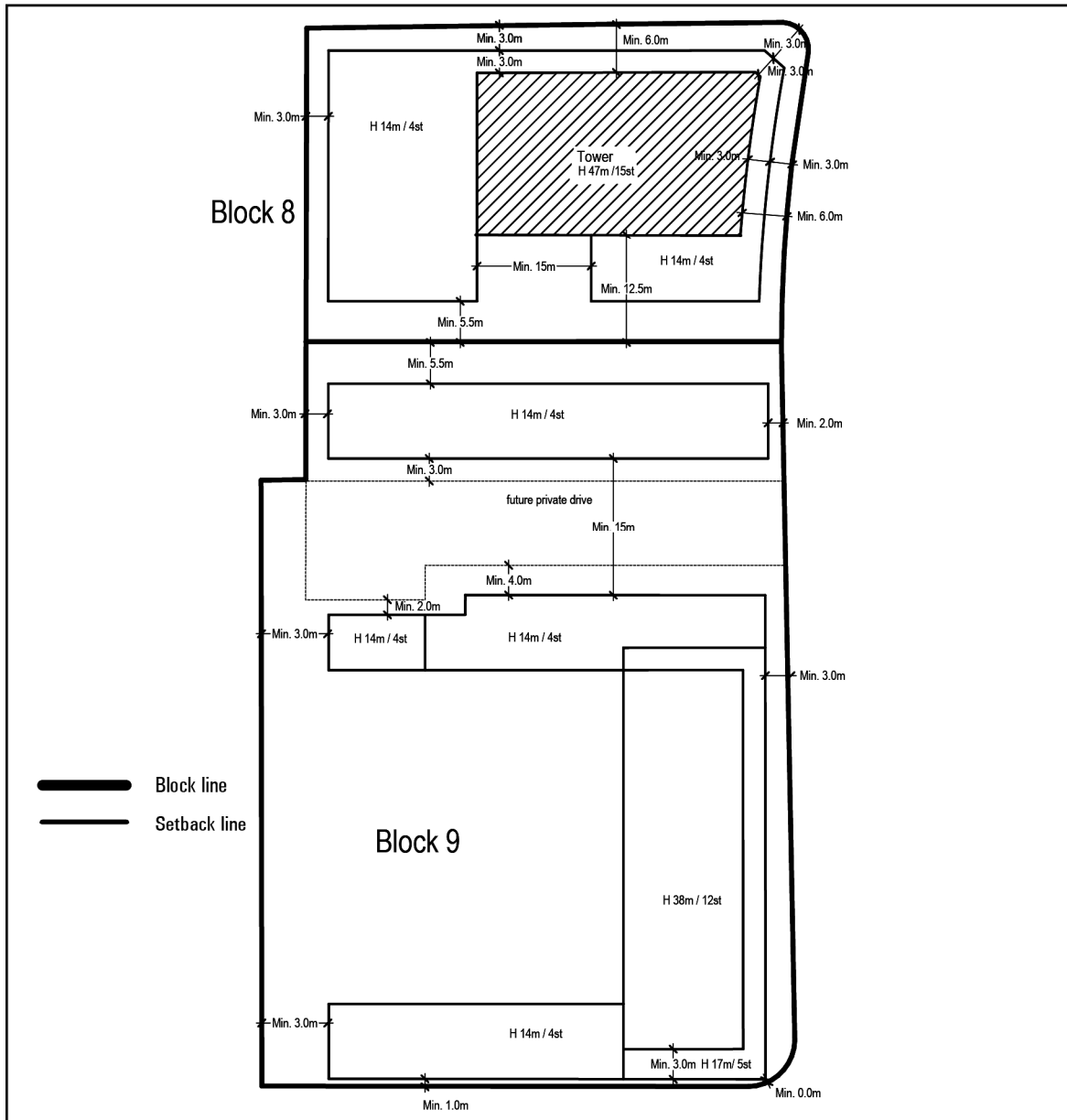


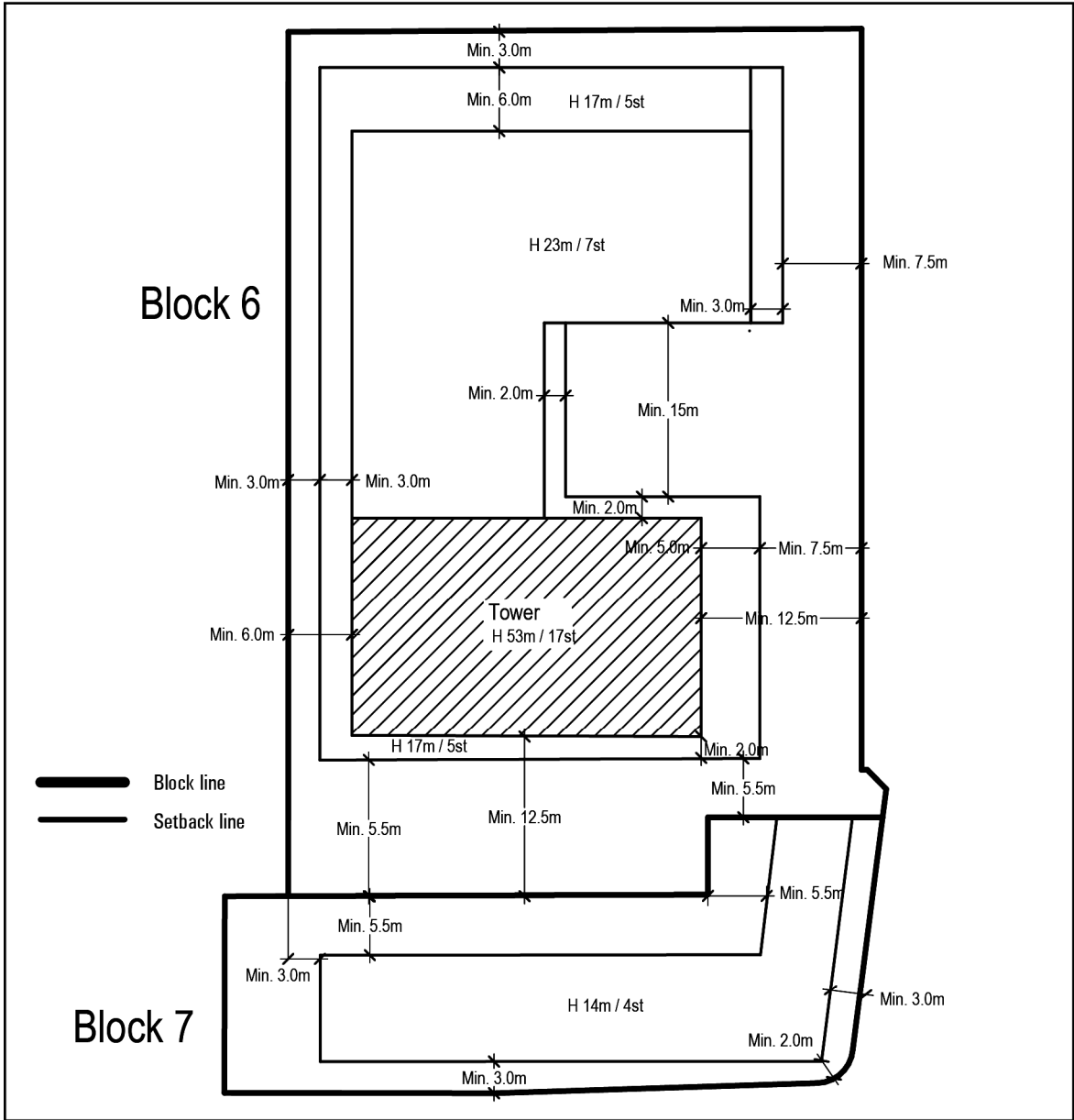


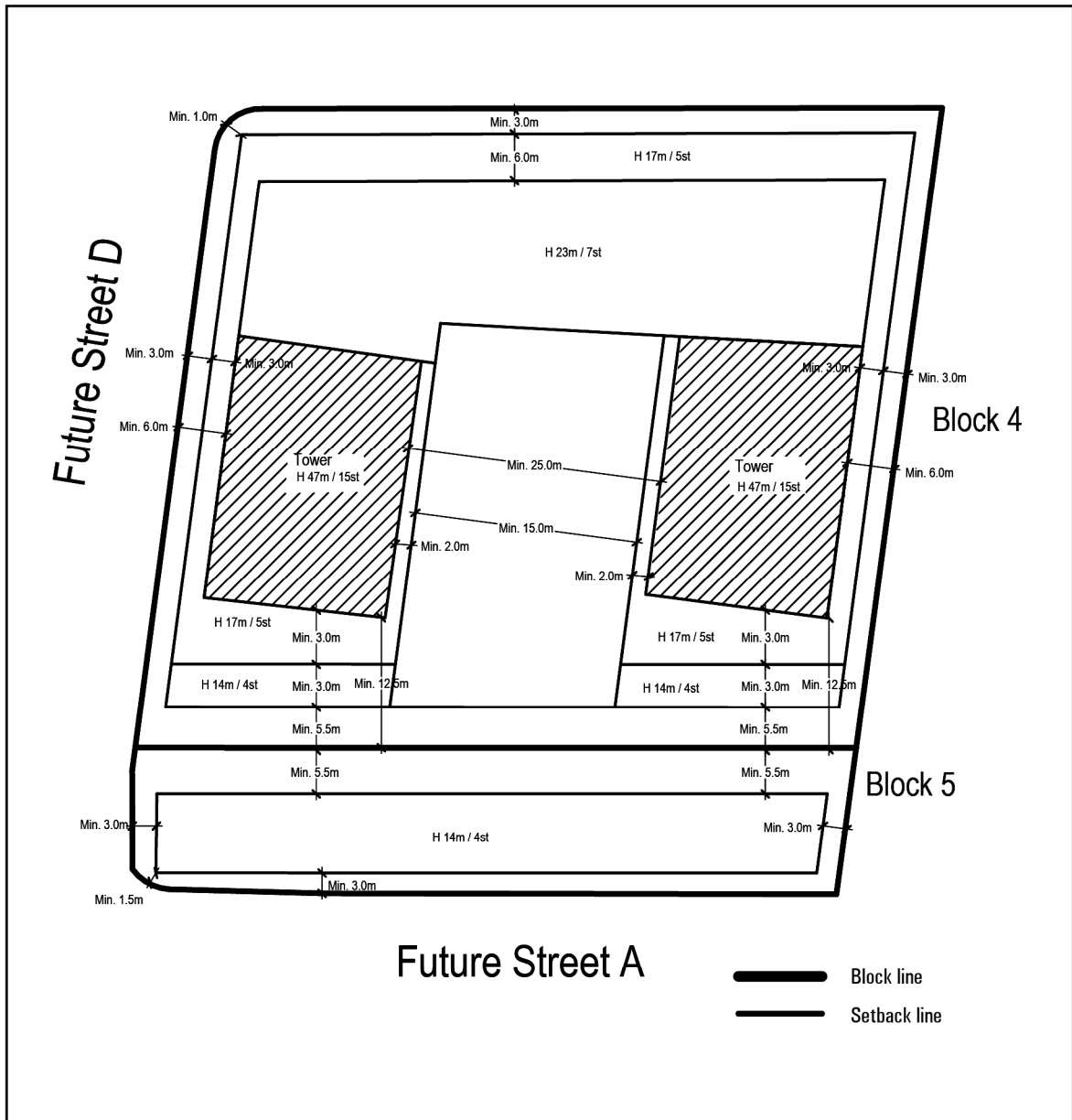


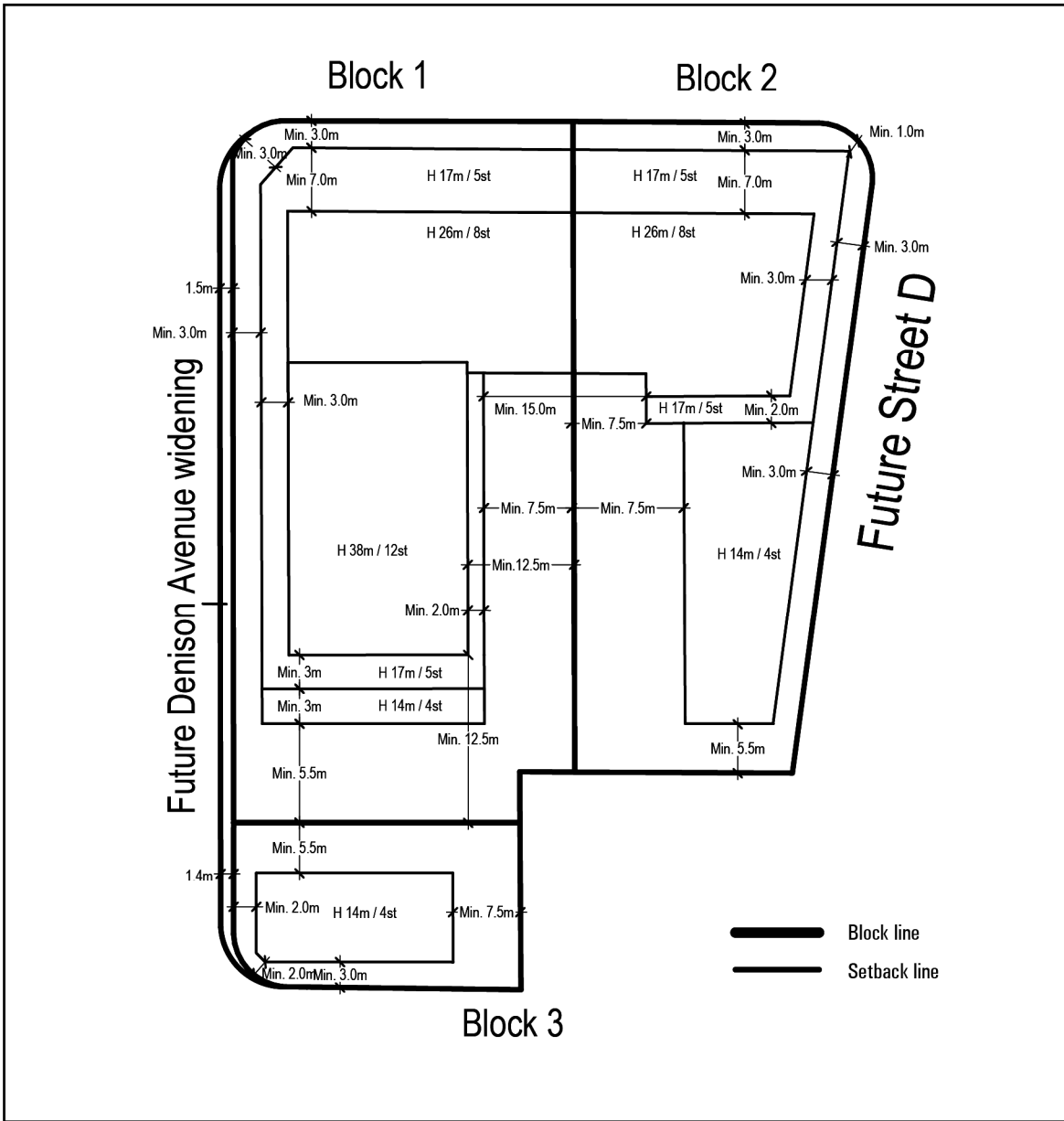


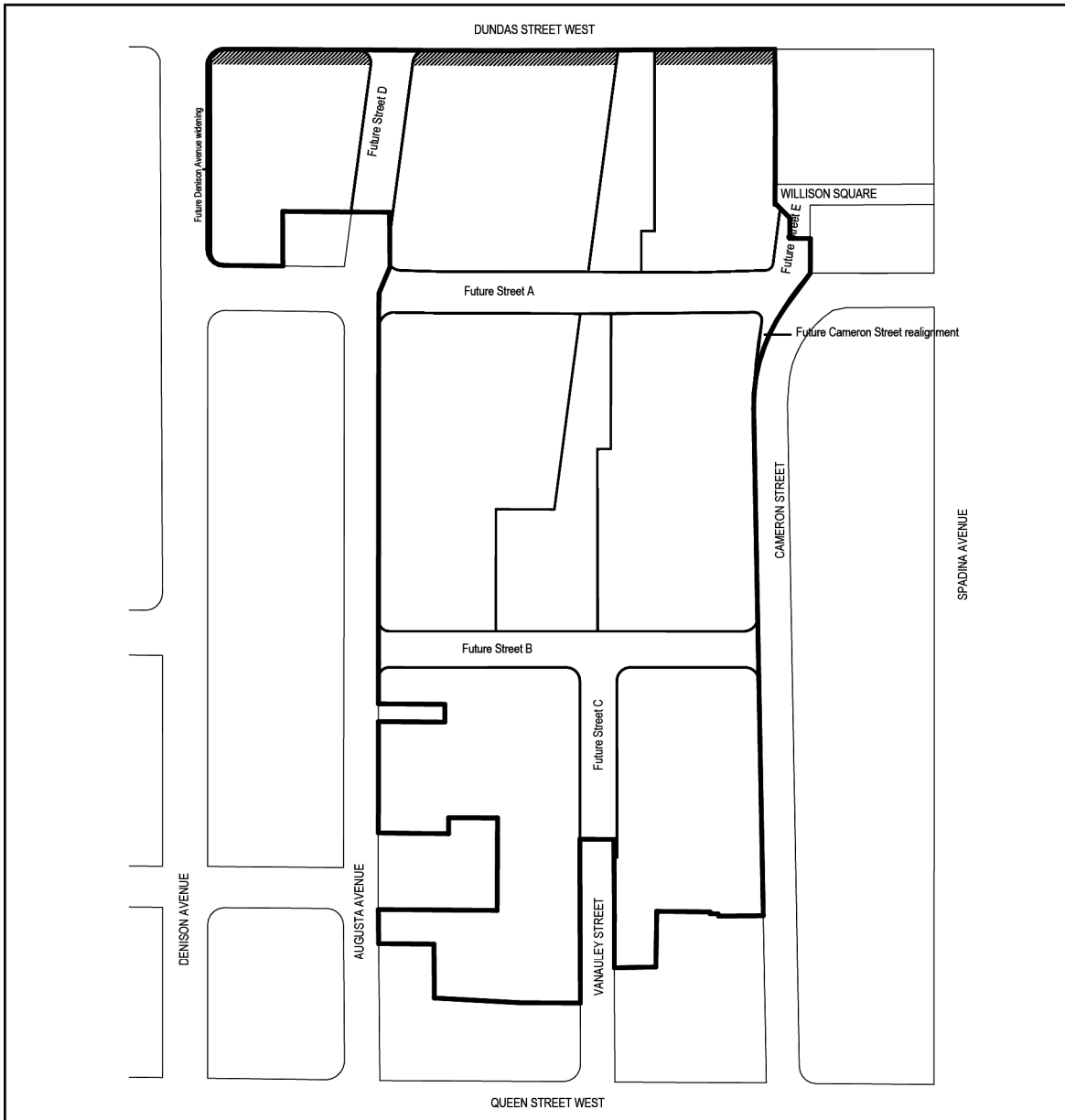








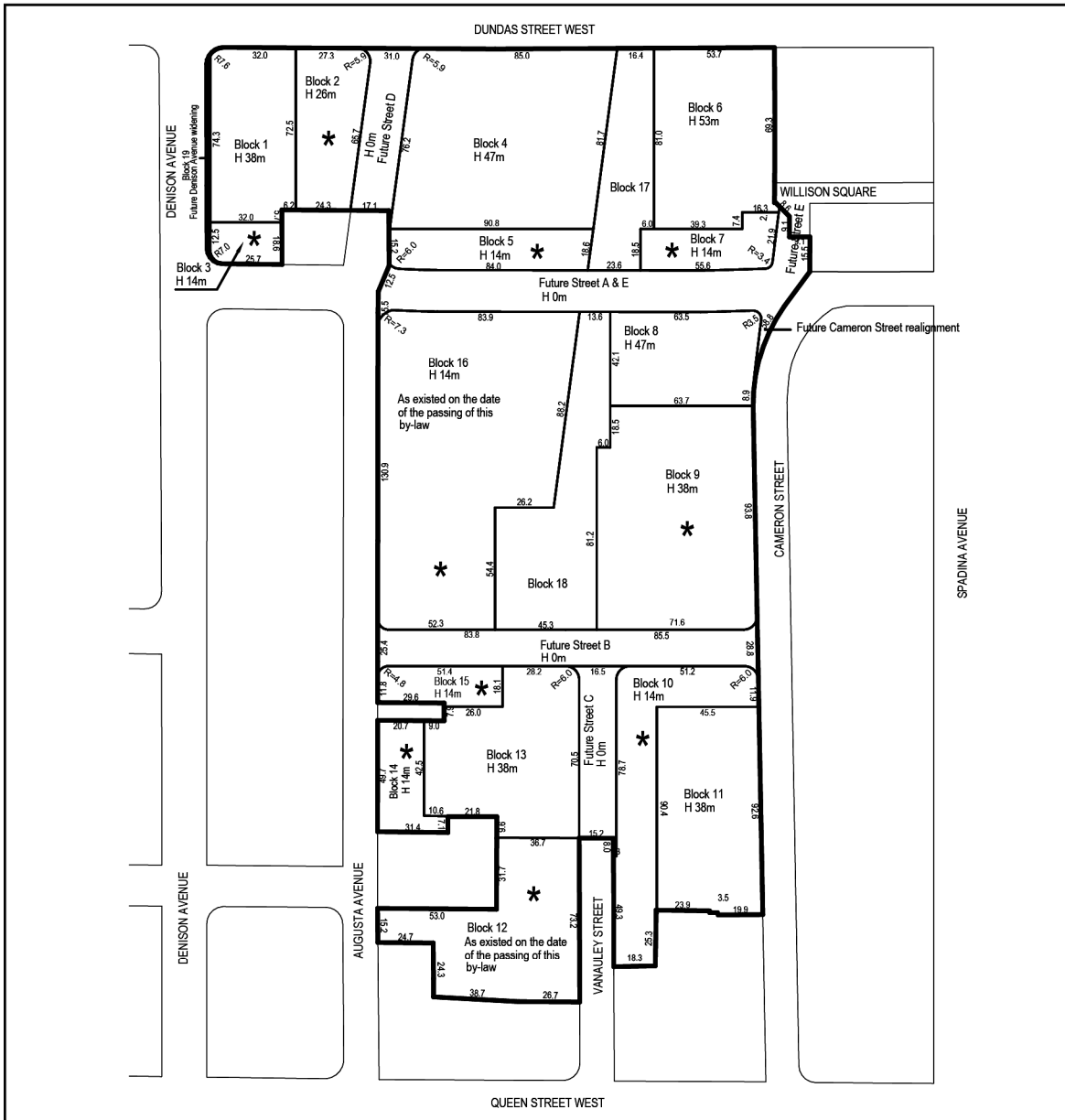




Street Related Retail



Not to Scale
08/12/2013



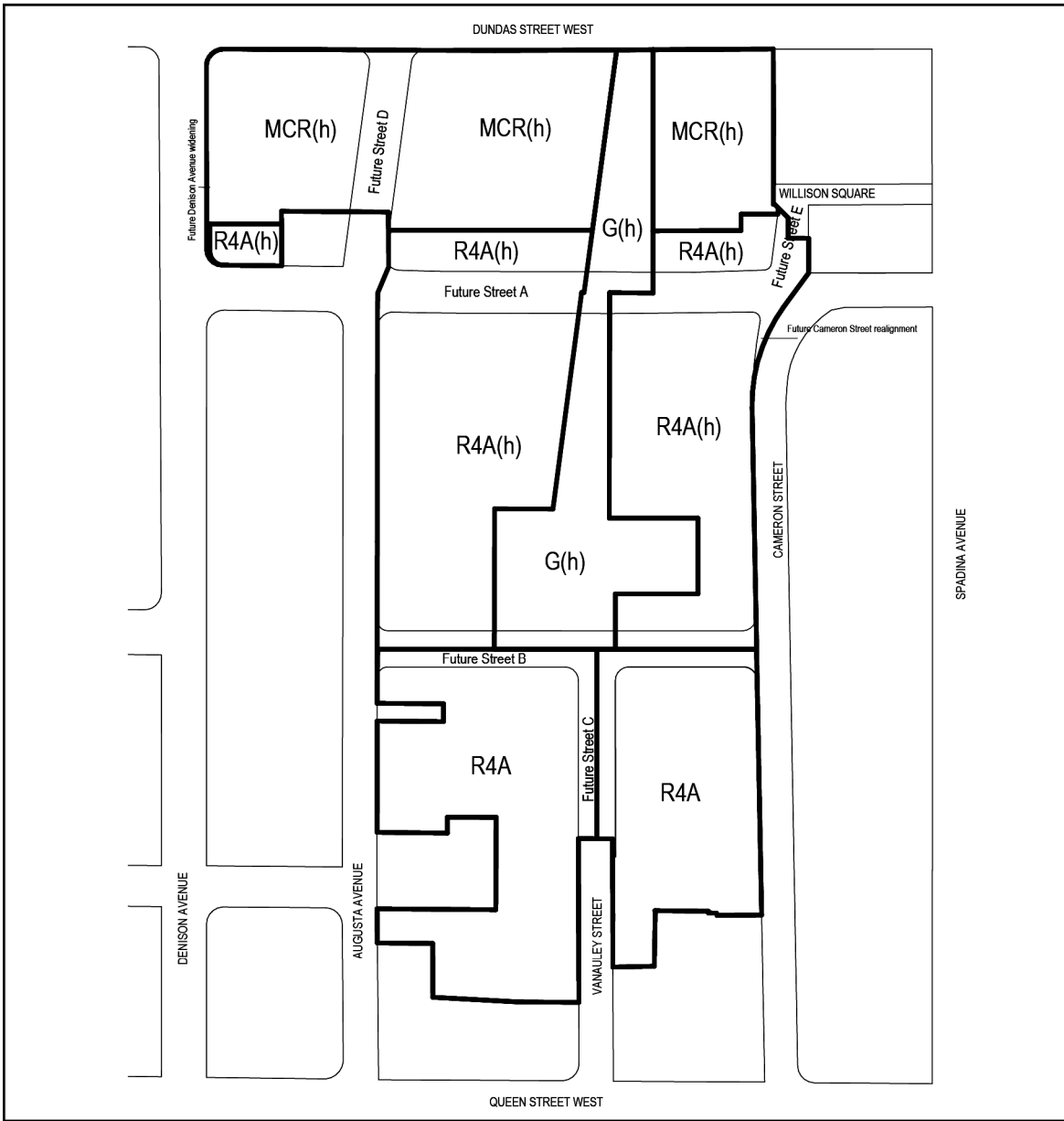
**Map 3
Block Numbers, Overall Height and Lot Frontage**

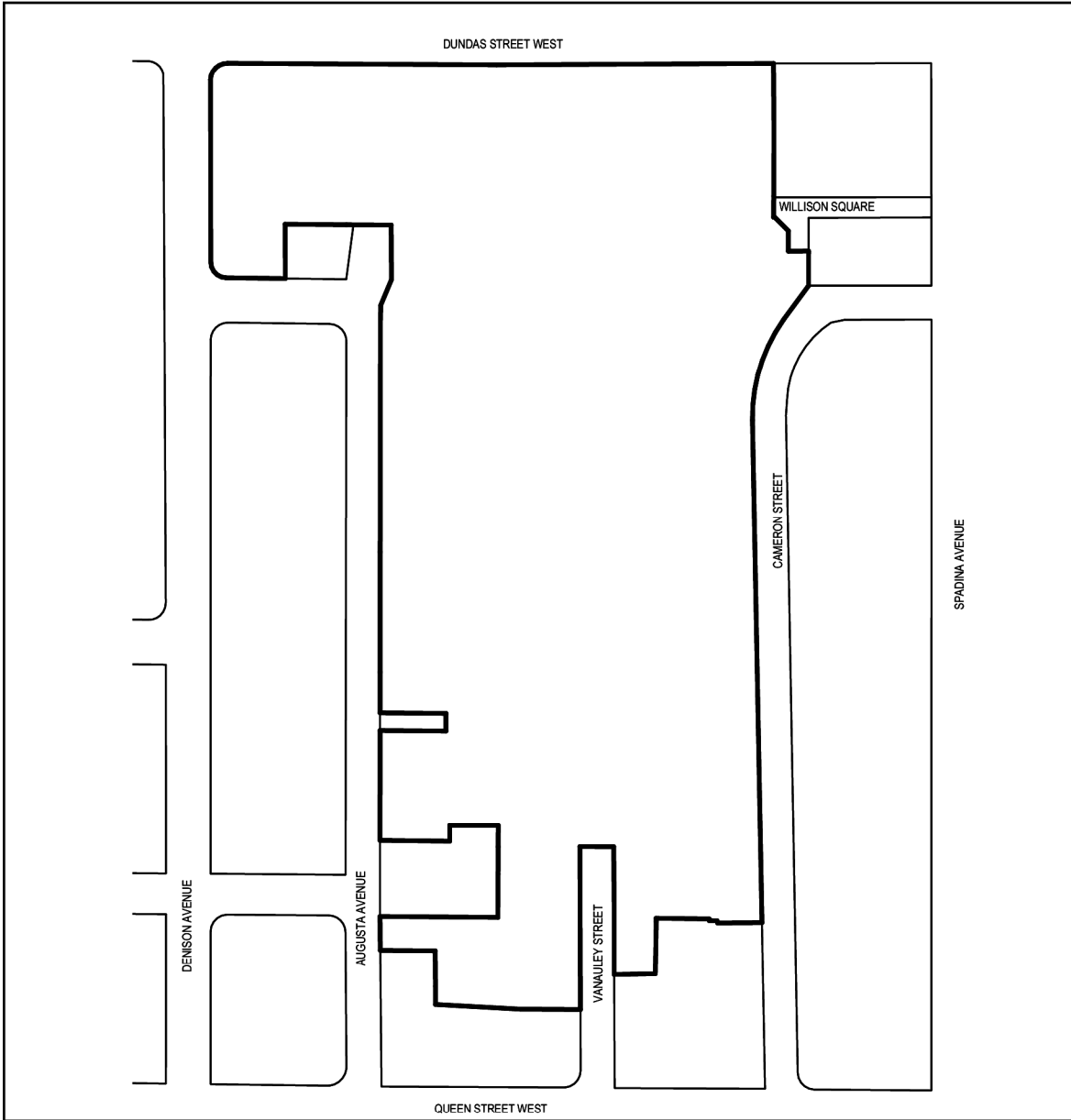
File # 11 143142 0Z

* indicates social housing blocks



Not to Scale
08/12/2013





Not to Scale
08/12/2013

Attachment 7: Conditions of Draft Plan of Subdivision

For the purpose of these conditions, the term "Owner" means Toronto Community Housing Corporation, acting on behalf of the City of Toronto in its role as land-owner, and/or their assignees and successors.

SUBDIVISION AGREEMENT

1. Prior to registration of each phase of development, the Owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
2. The plans submitted for final approval and registration must be substantially in accordance with the approved draft plans specified above. Any minor revisions to these plans must be approved by the Chief Planner's designate, the Director of Community Planning, Toronto and East York District.
3. If the entirety of the subdivision is not registered within 20 years of the date of draft plan approval, then this approval shall be null and void, with respect to any unregistered blocks, and the necessary plans and drawings must be resubmitted to the City of Toronto for approval.

SITE PLAN CONTROL

4. The Owner shall acknowledge that the property is under site plan control pursuant to Section 41 of the *Planning Act* and that the City will require future site plan control applications for all proposed development within the boundaries of the plan of subdivision and that site plan review may further determine and secure design and construction of private streets and servicing infrastructure located on private land.

URBAN DESIGN GUIDELINES

5. The Owner shall agree to implement the Alexandra Park Urban Design Guidelines, by Urban Strategies Inc. dated August 2013 and that all site plan approval applications will be designed in accordance with these Guidelines.

PUBLIC ART

6. Prior to the registration of the subdivision agreement for any Block other than Blocks 10, 11, 12, 13, 14, or 15, the Owner shall prepare a "District Public Art Plan" to develop a consistent theme for the redevelopment and to locate public art in a location that is highly visible and publicly accessible within a prominent area of the Alexandra Park and Atkinson Co-op lands. A minimum public art contribution for the revitalization will be based on one per cent of the gross construction cost of the revitalization's market component. The Plan will be subject to approval from the Chief Planner and shall consider, amongst other matters, the overall public art plan, the participation of the local arts community and local artists, the jury composition, the distribution of the budget and

the proposed phasing for the installation of each part of the District Public Art Plan in relation to the phased development of the site.

SECTION 37

7. No block within the lands will be registered until such time as the Section 37 agreement has been registered to the satisfaction of the City Solicitor.

PARKS FORESTRY AND RECREATION

8. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of PG32.3 of the Planning and Growth Committee.
9. The Owner shall convey, at times established in Conditions 20 and 21, 0.62 ha of land to the City as partial fulfillment of the parkland dedication requirement (Blocks 17 and 18 as shown on the Draft Plan of Subdivision received March 27, 2013). The parkland shortfall will be provided as cash-in-lieu. The value of the cash-in-lieu payment will be determined at the time of issuance of the building permit (for each market building) based on the amount of total parkland shortfall proportionate to the number of market units proposed. Any shortfall shall be calculated by taking the total parkland owed and subtracting the total parkland conveyed, or to be conveyed, in accordance with this Condition 9, whichever is greater. The value may be used towards parkland improvements to the satisfaction of the General Manager of Parks, Forestry and Recreation.
10. The Owner shall immediately upon registration of any block within the Draft Plan of Subdivision, register a Section 118 Restriction on title to Blocks 17 and 18 pursuant to the *Land Titles Act* as follows:

"No sale, transfer, lease, disposition, charge or other dealing with Blocks 17 and 18 on Plan 66M-XX City of Toronto, or any part thereof, shall be registered without the written consent of the Chief Planner, City Planning, City of Toronto."
11. Prior to the registration of any of the streets or street blocks, a servicing plan showing the servicing of the park blocks is required to be submitted to the satisfaction of the General Manager, Parks, Forestry and Recreation.
12. Prior to the issuance of the first above-grade building permit for a building located within Block 8, the Owner is required to submit a design and cost estimate for the Above Base Park Improvements for Block 18 to be approved by the General Manager, Parks, Forestry and Recreation. The value of the Above Base Park Improvements shall not exceed the total amount of the Parks and Recreation component of the development charge payable.

- 13. Prior to the issuance of the first above-grade building permit for a building located Block 4, 5, 6 or 7, whichever permit is issued first, the Owner is required to submit a design and cost estimate for the Above Base Park Improvements for Block 17 to be approved by the General Manager, Parks, Forestry and Recreation. The value of the Above Base Park Improvements shall not exceed the total amount of the Parks and Recreation component of the development charge payable.

- 14. Notwithstanding any by-law enacted by the City pursuant to the Development Charges Act, 1997 to the contrary, the owner shall receive a development charge credit for the Parks and Recreation component of the development charges payable for the Proposed Development to be used for the cost to design and construct the Above Base Park Improvements to the parkland.
 - (i) The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements and the Parks and Recreation component of development charges payable for the Proposed Development in accordance with the City's Development Charges By-law.

 - (ii) Prior to the issuance of any building permit on the Subject Lands, for which development charges are payable, the Developer of the "Market Units" on Blocks 1, 4, 6, 8, 11 and 13 is required to provide either a certified cheque or Letter of Credit in the amount of the PFR component of the development charge amount payable for those market units to the owner. The amount of the PFR component of the development charge for each building permit will be determined by the Building Department and will be to the satisfaction of the City Finance Department and the General Manager of PFR.

 - (iii) Prior to issuance of the first above-grade building permit for the "Market Unit" buildings in Blocks 1, 4, 6, 8, 11 and 13, the owner is required to provide written acknowledgement to the General Manager of PFR that they have received the certified cheque or Letter of Credit applicable to the "Market Unit" buildings in that Block and such written acknowledgement shall include the building permit application number and a copy of the certified cheque or Letter of Credit. Upon receipt of the acknowledgement and copy of the certified cheque or Letter of Credit the General Manager of PFR will advise the City Building Department that the Parks, Forestry and Recreation component of the development charges payable for that building permit has been satisfied.

 - (iv) Upon completion of the park construction of each park block, the owner is required to provide, from a Certified Landscape Architect, a detailed accounting of the costs to complete the Above Base Park Improvements, to the satisfaction of the General Manager of PFR. If the final cost of the Above Base Park Improvements is less than the development charge credit amount the owner is required to pay that surplus amount to the City, for deposit into

the Development Charge Reserve Fund, prior to the registration of the last market condominium. The owner will be responsible for any costs that exceed the approved budget for the Above Base Park Improvements.

15. Prior to the construction of the park blocks, the Owner shall provide a full construction package for park development including but not limited to grading, layout, utility, details, specifications, tender documents etc. to be approved by the General Manager, Parks, Forestry and Recreation.
16. The Owner shall ensure that the grading and drainage of the adjacent development blocks are compatible with the grades of the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation and the Executive Director, Technical Services.
17. The Owner must provide documentation from a qualified environmental engineer that any fill and topsoil brought onto the site meets all applicable laws, regulations and guidelines for use in a public park.
18. Prior to the removal of the Section 118 Restriction where the park blocks will be conveyed to the City, the Owner shall agree to be responsible for the use, maintenance and liability of the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation.
19. Prior to conveyance of parkland to the City, the Owner is required to complete the Base and Above Base Park construction.
20. Block 18 is required to be conveyed to the City two years after the first above-grade building permit for Block 8 or 16, whichever of the two permits is issued later. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry & Recreation when determining a revised delivery date for the park Blocks.
21. Block 18 is required to be conveyed to the City two years after the first Above Grade Building Permit for Block 8, or 16, whichever of the two permits is issued later. is issued but no later than four years after the first Above Grade Building Permit was issued for Block 8, 9, or 16. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry & Recreation when determining a revised delivery date for the park Blocks.
22. Block 17 is required to be conveyed to the City two years after the first above grade building permit for Block 4 or Block 6, whichever of the two permits is issued later. Unforeseen delays (e.g. weather) resulting in the late delivery of the park block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the park blocks.
23. The Owner, upon satisfactory completion of the construction and installation of the Base

and Above Base Park Improvements, shall be required to guarantee such work and associated materials for a period of 2 years. The Owner shall provide certification from their landscape architect certifying that all work has been completed in accordance with the approved drawings.

24. As-built drawings in print/hardcopy and electronic format shall be submitted to Parks, Forestry and Recreation. A complete set of “as built” plans shall be provided electronically on CD in the latest version of AutoCAD, two (2) sets full size bond hard copy and one (1) set 11X 17 format to the General Manager, Parks, Forestry and Recreation. The plans shall include, but not be limited to specifications, locations of all hidden services, and all deviations from the design drawings, shop drawings, inspection reports, minutes of meeting, site instructions, change orders, invoices, certificates, progress images, warranties, close out documentation, compliance letters (for any play structures and safety surfaces), manuals etc. The files are to be organized in folders, including a file index and submitted. Written warranties and related documents such as lists of contractor, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.
25. Spare or replacement parts, special tools, etc as provided by manufacturers, if any, are to be provided to Parks, Forestry and Recreation.
26. Prior to the conveyance of Blocks 17 and 18, the lands shall be deemed to be parkland for the purpose of the limiting distance requirements of the Building Code Act and/or Ontario Building Code for any buildings and structures constructed on the Subject Lands abutting the parkland.

HERITAGE AND ARCHAEOLOGY

27. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism and Culture will be notified immediately as well as the City of Toronto, Heritage Preservation Services Unit.
28. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Tourism and Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services.

ENGINEERING AND CONSTRUCTION SERVICES

29. Dedicate all roads, corner roundings, and road widenings shown on the plan.
30. The Owner will convey Block 19 for the purpose of widening and realigning Denison Avenue the City all as shown on the plan.

31. The Owner will convey all necessary easements (internal and external) to the City.
32. The Owner will upgrade the watermain on Cameron Street as may be require to adequately provide the development with sufficient flow and pressure for domestic use and fire protection to the satisfaction of Toronto Water.
33. The Owner will prepare all documents to convey lands as required in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Executive Director of Engineering and Construction Services in consultation with the City Solicitor.
34. The Owner will submit a draft Reference Plan of Survey to the Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - a. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3 degree Modified Transverse Mercator Projection);
 - b. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements; and
 - c. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
35. The Owner will pay all costs for preparation and registration of reference plan(s).
36. The Owner will apply stormwater management techniques in the development of this subdivision to the satisfaction of Executive Director, Engineering and Construction Services.
37. The Owner will conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement.
38. The Owner will pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
39. The Owner will submit financial security in accordance with the terms of standard subdivision agreement.
40. In all cases where the City of Toronto will be providing curbside waste collection services to the townhouse units, the Owner acknowledges that Solid Waste will not collect from any of the roads before they are deemed serviceable for City collection vehicles. This includes curbs in place, boulevards graded, roads free of construction material and equipment and any other obstructions that could impede the movement of collection vehicles or the efficient collection of waste from the curb. Until the roads are

deemed serviceable by City of Toronto Solid Waste, other arrangements for waste collection must be provided by the Owner and/or Toronto Community Housing.

41. During demolition and construction, the Owner will provide fire department access on all new and existing roads for existing buildings.
42. The Owner will provide an Infrastructure Phasing Plan showing sequencing of service installation to the satisfaction of the Executive Director, Engineering and Construction Services prior to registration of the plan of subdivision for each block or group of blocks being registered.
43. The Owner will revise the draft M-Plan as necessary to accommodate any servicing requirements as captured by the revised Functional Servicing Plan and Stormwater Management Report.
44. Prior to the approval of development of each phase of the development, the Owner will submit to the General Manager Transportation Services an acceptable Transportation Assessment.
45. Prior to the approval of development drawings pursuant to section 41 of the *Planning Act* for each Block or group of Blocks being developed together the Owner will submit to the Executive Director, Engineering and Construction Services, an acceptable updated Functional Servicing Report.
46. Prior to the registration of the Plan of Subdivision of each Block or group of Blocks being developed together, the Owner will submit to the Executive Director, Engineering and Construction Services, for review and acceptance an overall grading and drainage plan.
47. Prior to registration of the Plan of Subdivision of each Block or group of Blocks being developed together, the Owner will submit to the Executive Director, Engineering and Construction Services, for review and acceptance, an overall infrastructure and construction detailed context plan to show:
 - d. The necessary infrastructure (internal and external to the Plan of Subdivision) to service the Plan of Subdivision (Interim and then Ultimate).
 - e. The phased construction of the new street system with such plan to provide for a continuous street circulation system.
48. The Owner will pay for and relocate or decommission any existing municipal infrastructure or utility, internal to or external to the Plan of Subdivision to facilitate the development of the Plan of Subdivision.
49. The Owner will pay for and construct any modifications or improvements to the existing abutting streets, facilities and municipal infrastructure external to the Draft Plan of

Subdivision, which may be required to accommodate this development at the discretion of the Executive Director, Engineering and Construction Services.

50. The Owner will construct all utilities required to service the Plan of Subdivision underground and at no cost to the City, or alternatively, construct all utilities required to service the Plan of Subdivision on the development block(s) with adequate screening to minimize their visual impacts, to the satisfaction of the Executive Director, Engineering and Construction Services and the Chief Planner.
51. The Owner will submit a digital copy of the final plan of subdivision in DGN or DWG formats, prepared in metric units with all lot/block corners integrated with the Ontario Co-ordinate System.
52. The Owner will grant all easements that the Executive Director, Engineering and Construction Services determines to be necessary for, among other things, utilities, watermains and hydrants for fire protection, public services and facilities, including for the purpose of access to and maintenance of existing and new City infrastructure, and in conjunction therewith, submit a draft of the required reference plans for the review and approval of the Executive Director, Engineering and Construction Services.

NAMING OF STREETS

53. The Owner will submit names and obtain approval for the names of the proposed streets in accordance with the City of Toronto Street Naming Policy.
54. The Owner agrees to register a plan to dedicate: (a) Streets B & C at the same time as registration of the first Plan of Subdivision containing any of Blocks 10, 11, 12, 13, 14 & 15; (b) Street A at the same time as registration of the first Plan of Subdivision containing any of Blocks 5, 8 and 16; (c) Street D at the same time as registration of the first Plan of Subdivision containing any of Blocks 2 and 4; and (d) Street E at the same time as registration of the first Plan of Subdivision containing any of Blocks 6 and 7.

Attachment 8: Alexandra Park Urban Design Guidelines

To be attached separately and in color.

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 143142 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 11, 2011
Municipal Address:	571 DUNDAS ST W		
Location Description:	PLAN 88 LOTS 10 TO 33 CLSD LANE PLAN 333 LOTS 1 TO LOT 25 PLAN D94 LOTS 1 TO 4 CLSD GRANGE **GRID S2010		
Project Description:	Amend Zoning By-law to demolish and replace 333 townhouse and apartment units, renovate and retain 473 apartment units, and incorporate 1,540 market condominium and townhouse units. The master plan also proposes an extended public street network, a series of public parks, and private and shared outdoor amenity spaces.		

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES INC			TORONTO COMMUNITY HOUSING CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Yes
Zoning:	R3 Z1.0	Historical Status:	No
Height Limit (m):	12	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	73665	Height:	Storeys:	17
Frontage (m):	253		Metres:	53
Depth (m):	270			
Total Ground Floor Area (sq. m):	28802			Total
Total Residential GFA (sq. m):	193240		Parking Spaces:	1035
Total Non-Residential GFA (sq. m):	7289		Loading Docks	9
Total GFA (sq. m):	200529			
Lot Coverage Ratio (%):	39			
Floor Space Index:	2.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo			
Rooms:	1540	Residential GFA (sq. m):	193240	0
Bachelor:	0	Retail GFA (sq. m):	6191	0
1 Bedroom:	14	Office GFA (sq. m):	0	0
2 Bedroom:	56	Industrial GFA (sq. m):	0	0
3 + Bedroom:	263	Institutional/Other GFA (sq. m):	1598	0
Total Units:	2346			

CONTACT: PLANNER NAME: Graig Uens, Planner - 416-397-4647