STAFF REPORT
ACTION REQUIRED

55, 59, 60, 62, 70, 72 & 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard
Zoning Amendment Application - Preliminary Report

<table>
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<tr>
<th>Date:</th>
<th>December 5, 2013</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<td>Wards:</td>
<td>Ward 33 – Don Valley East</td>
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<td>Reference Number:</td>
<td>13 267996 NNY 33 OZ</td>
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**SUMMARY**

This application proposes an amendment to the site specific zoning by-law to permit 600 additional dwelling units on lands in the Parkway Forest community municipally known as 55, 59, 60, 62, 70, 72 & 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard. The zoning currently permits 3,753 dwelling units on the lands comprising 2,200 new dwelling units, 1,221 existing rental apartment units and 332 rental replacement units. The majority of the proposed dwelling units would be accommodated in redesigned and reconfigured buildings on Blocks B and C of the master plan located on the east side of Don Mills Road adjacent to George Henry Boulevard and Forest Manor Road. No amendments are proposed with respect to gross floor area and density.

The application also proposes amendments to the four remaining holding (“H”) symbols appended to the zoning of the lands. The proposed amendments include changes to the maximum number of...
dwelling units associated with each holding symbol and the criteria or pre-conditions to be fulfilled for the removal of each of the remaining holding symbols.

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

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act is targeted for the third quarter of 2014 providing the applicant submits all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 55, 59, 60, 62, 70 72 & 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

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

ISSUE BACKGROUND

Proposal
This application proposes an amendment to site specific Zoning By-law No. 865-2008 (OMB) to permit 600 additional dwelling units on lands in the Parkway Forest community municipally known as 55, 59, 60, 62, 70, 72 & 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard. The zoning currently permits 3,753 dwelling units comprising 2,200 new dwelling units, 1,221 existing rental apartment units and 332 rental replacement units. The proposed amendment would therefore increase the overall number of permitted dwelling units to 4,353 on the subject lands.

The majority of the proposed dwelling units (577 units) would be accommodated in redesigned and reconfigured buildings on Blocks B and C which are located on the east side of Don Mills Road adjacent to George Henry Boulevard and Forest Manor Road (see Attachment 1 – Master Plan and Attachment 2 – Site Plan Blocks B and C). The remaining 23 dwelling units are proposed to be incorporated into rental buildings on Block E (Building E2 - 14 units, Building E1/E7 - 2 units) and Block D (building D2 - 7 units). No amendments are proposed with respect to maximum gross floor area and density.

The approved development accommodates 400 dwelling units on Block B and 416 units on Block C. The proposed amendments would increase the maximum number of permitted dwelling units on Block B from 400 to 750 units and on Block C from 416 dwelling units to 643 units. The following is a breakdown of the number of units proposed within each building:

<table>
<thead>
<tr>
<th>Block B</th>
<th>Block C</th>
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<tr>
<td>Building B1 = 245 units</td>
<td>Building C1 = 210 units</td>
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<tr>
<td>Building B2 = 240 units</td>
<td>Building C2 = 215 units</td>
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<tr>
<td>Building B3 = 265 units</td>
<td>Building C3 = 218 units</td>
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<tr>
<td>Total 750 units</td>
<td>Total 643 units</td>
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The application also proposes amendments to the parking rates applied to new dwelling units (i.e., condominium units). The current zoning requires parking at a rate of 1.0 - 1.2 parking spaces per new dwelling unit and 0.20 spaces per unit for visitors. The application proposes the parking rates set out in Zoning By-law No. 569-2013 (i.e., 0.60 spaces/bachelor unit, 0.70 spaces/1-bedroom unit and 0.90 spaces/2-bedroom unit) and a reduction in the visitor rate from 0.20 spaces to 0.15 spaces per unit.
The approved form of development on each of Blocks B and C can be described as "H" shaped connected buildings designed with 7-storey streetwall buildings along the Don Mills Road and Forest Manor Road frontages connected by a 13-storey building along Don Mills Road that terraces up to 25-storeys towards Forest Manor Road. The proposed form of development removes the central terraced "spine" of the approved form and replaces it with point towers along the new public street and Forest Manor Road.

As shown on Attachment 2 – Site Plan, Buildings B2 and C2 are 24 storey towers proposed along the new street edge of the two blocks. Buildings B3 and C3 are proposed along Forest Manor Road with heights of 33 storeys. The proposed layout on each block creates point towers that surround open arrival courtyards similar to the form of development currently under construction on Block A. Streetwall buildings with heights ranging from 3 to 7 storeys continue to be proposed along the street edges of both blocks. Finally, the previously approved 13-storey tower elements (Buildings B1 and C1) along Don Mills Road on both blocks have been re-positioned along the frontage.

Attachment 5 – Massing Comparison, graphically illustrates the difference between the approved "H" form of development on Blocks B and C compared to the form of development proposed through this application.

In addition to the requested amendments to increase the overall maximum number of permitted dwelling units and maximum permitted building heights, the application proposes amendments to the four remaining holding ("H") symbols appended to the zoning of the lands.

The current zoning includes a complex system of five holding zones ("H-1", "H-2", "H-3", "H-4" and "H-5") that set out criteria to be fulfilled to enable incremental development to proceed in accordance with the underlying zoning (see Attachment 7). The holding symbols identify provisions on matters that must be fulfilled at various stages of redevelopment. The provisions include the construction of a new public road and signalization at Don Mills Road, the construction of a community centre/child care facility, outdoor swimming pool, accessory building and parkland enhancements on Parkway Forest Park and transportation matters.

The transportation provisions in the holding zone system require a number of matters to be fulfilled including the submission of a Traffic Management Plan that reviews traffic conditions in the Parkway Forest and Henry Farm Community and the submission of two Traffic Impact Analyses: one to determine the requirement for a westbound Sheppard Avenue to southbound Don Mills road double left turning lane; the other to demonstrate sufficient capacity is available to increase the number of new dwelling units from 1,655 to 2,200 units.

A zoning by-law amendment to remove the first holding symbol ("H-1") was enacted by City Council on November 27, 28 and 29, 2012, thereby leaving four remaining holding symbols on the lands. The removal of the "H-1" holding symbol and associated
provisions allowed the Phase Two, 29-storey, 404-unit condominium apartment building along the Don Mills Road frontage (Block A -Buildings A5/A6) to proceed in accordance with the underlying zoning.

A summary of the proposed amendments to the four remaining holding ("H") symbols is outlined below:

"H-2"
Increase the number of permitted dwelling units (from 1,210 new dwelling units) to 1,677 new dwelling units, and such units may only be constructed within Blocks A, B, D and E, and the pre-conditions to be fulfilled to remove the holding symbol be amended such that the owner must have implemented the recommendations of the Traffic Management Plan and posted financial security to build the new public road and signalized intersection at Don Mills Road.

"H-3"
Increase the number of permitted dwelling units (from 1,678 new dwelling units) to 2,157 dwelling units, and such units may only be constructed within Blocks A, B, D and E and the pre-conditions to be fulfilled to remove to remove the holding symbol be amended as follows:

(a) the community centre/child care facility must be completed; and
(b) the owner of the site must have submitted a Traffic Impact Analysis to the satisfaction of the Director, Transportation Services, North York District, to determine if deemed required by the Director, the timing of the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane construction as well as, any other improvements which might be identified at this stage.

"H-4"
Increase the number of dwelling units (from 2,158 dwelling units) to 2,557 dwelling units, and such units may only be constructed within Blocks A, B, C, D and E, and the pre-conditions to be fulfilled to remove the holding symbol be amended such that the owner must have completed the outdoor swimming pool, accessory building and parkland enhancements on the city owned lands on Parkway Forest Park.

"H-5"
Increase the number of dwelling units (from 2,558 dwelling units) to the maximum permitted 2,800 new dwelling units, and such units may only be constructed on Blocks A, B, C, D and E, and the pre-conditions to be fulfilled to remove the holding symbol be amended as follows:

(a) the owner must have constructed, if deemed required by the Director, Transportation Services, North York District, the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane; and

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the owner of the site must have submitted a Traffic Impact Study to the
satisfaction of the Director, Transportation Services, North York District, to
demonstrate that there is sufficient transportation capacity available to
accommodate additional site generated traffic or measures that can be undertaken
to accommodate additional traffic.

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

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

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

At the centre of the neighbourhood is a public park, an elementary school (Forest Manor
Public School) and a privately owned recreational facility. The private recreation facility
contains an indoor swimming pool, gymnasium, meeting room space, and a 72-space
childcare centre operated by the YMCA. The recreation facility was originally designed
to meet the indoor community space needs for residents in the surrounding community.
The facility is over 30 years old and has fallen into disrepair. The facility will be
demolished and replaced, generally in its place, with an outdoor swimming pool,
accessory building and parkland enhancements. The new child care facility will be
relocated to a new public community centre once construction has been completed (refer
to next section in this report for discussion of the Parkway Forest Community Centre).

The El Ad sites are located on five separate development blocks (A, B, C, D and E) in the
Parkway Forest neighborhood (refer to Attachment 1 – Master Plan). Blocks A, D and E
contain five, 17-storey rental apartment buildings (65 & 80 Forest Manor Road and 100,
110 & 125 Parkway Forest Dr) and a series of recently constructed infill rental
replacement buildings and/or condominium buildings currently under construction.
Blocks B and C are currently vacant. They were originally developed with rental
townhouses (32-50 Forest Manor Road). The units were demolished within the past year
and new rental replacement units were built on Blocks A, D and E.

The revitalization of this area calls for the demolition and replacement of 332 rental units
and the construction of 2,200 condominium units in a series of buildings ranging from 7
to 36 storeys in height. The development will be phased over a number of years.
To date, 251 of the 332 rental replacement units have been provided in three recently

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constructed buildings comprising two 7-storey rental apartment buildings (with ground floor community agency space) at the corners of Sheppard Avenue East and Parkway Forest Drive (Blocks A and D) and a 7-storey rental apartment building/townhouse development on the east side of Forest Manor Road (on Block E). Construction of the final rental replacement apartment building (also on Block E) is anticipated to commence in the Spring of 2014. It should be noted that all tenants affected by rental demolition have either relocated to the recently completed buildings in the community or have opted to receive a financial relocation package stipulated in the Section 37 Agreement.

Construction has also commenced on the first three phases of condominium development located on Block A at Don Mills and Sheppard Avenue and on the new public community centre/day care facility located at the north end of Parkway Forest Park.

The revitalization of the Parkway Forest community also includes a new public road that will connect Forest Manor Road to a new signalized intersection at Don Mills Road. The new road is being secured through a Plan of Subdivision. The new public road will bisect the lands that were originally developed with rental townhomes (32-50 Forest Manor Road) and create new development blocks (Blocks B and C) on the north and south sides of the road (refer to Attachment 1 – Master Plan and Attachment 2 – Site Plan). The Subdivision Agreement has been executed and will be registered in the coming weeks. All required financial securities for the new road and new traffic signals at Don Mills Road have been submitted to the City. Construction will commence in the next few weeks and is anticipated to be completed in the Spring 2014.

**Parkway Forest Community Centre**

Construction is currently underway on the new community centre/child care facility. Construction of the outdoor swimming pool (lap pool and teaching pool) and accessory pool pavilion building will commence upon completion of the community centre/child care facility. Construction was phased to accommodate the continuous operation and seamless relocation of the existing child care facility to the new building. The new community centre/child care facility is located on City owned parkland in the southwest corner of Block E (refer to Attachment 1 – Master Plan) along Forest Manor Road. The outdoor swimming pool, accessory building and parkland enhancements will be located in the area north/east of the proposed community centre/child (where the existing private recreational/child care facility is located) on lands that will be conveyed to the City.

The community centre/child care facility will have a gross floor area of approximately 4,928m$^2$ (53,044 ft$^2$) comprising 4,082m$^2$ (43,938 ft$^2$) of space dedicated for community recreation space with the remaining 846m$^2$ (9,163 ft$^2$) dedicated for childcare space. The new childcare facility will serve 82 children, ranging from infants to preschoolers. The recreation facility will include multi-purpose rooms and meeting rooms, a gymnasium, walking track, fitness centre, office space, change rooms and kitchen. The community centre is being designed and constructed at no ‘capital cost’ to the City and is funded through Section 37 benefits. Parking would also be provided at no ‘capital cost’ to the City. All required financial securities to cover the cost of the facilities and parking have
been submitted to the City. The facility is scheduled to be substantially completed by April 2014. The Phase 2 outdoor swimming pool, pool building and parkland enhancements are scheduled to be substantially completed by December 2014.

**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.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

The lands are designated *Mixed Use Areas* on Land Use Map 16 of the Toronto Official Plan (see Attachment 6- Official Plan). This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces.

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

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

**Sheppard East Subway Corridor Secondary Plan**

The site is also subject to the Sheppard East Subway Corridor Secondary Plan set out in Chapter 6, Section 9 of the Toronto Official Plan. The Secondary Plan contains policies that are area-specific and at a greater level of detail than those in the Official Plan.
The site is part of a Key Development Area in the Don Mills Node of the Secondary Plan. The Plan assigns a maximum density of 3.5 FSI on the Mixed Use Areas lands along Don Mills Road and Sheppard Avenue East (Blocks A, B, C and D) and 1.9 FSI on the central lands designated Apartment Neighbourhoods (Block E) bounded by Parkway Forest Park, Parkway Forest Drive and Forest Manor Road, as indicated on Map 9-2 of the Plan. As noted previously, the majority of the proposed 600 dwelling units would be accommodated within the Mixed Use Areas lands in Blocks B and C along Don Mills Road.

The Secondary Plan provides for development at a pedestrian scale with buildings framing the streets and heights generally in proportion to the width of adjacent streets. The Secondary Plan states that generally, the highest densities and building heights should be promoted closest to the subway stations. Along those parts of Sheppard Avenue east that are not in proximity to subway stations the maximum height is generally 6 storeys. Aside from this policy, there are no specific height requirements in the Official Plan or Secondary Plan. Rather, development is guided by the built form policies found in Sections 3.1.2 (Built Form), and 4.5.2 (Development Criteria in Mixed Use Areas) of the Official Plan, and Section 4.4 (Urban Design Principles) of the Secondary Plan. These policies speak to the appropriate built form for new buildings and considerations of neighbourhood context and fit.

It is a policy of the Secondary Plan that residential communities located outside the areas appropriate for reurbanization in close proximity to the subway stations, be protected and enhanced as stable residential neighbourhoods. It is a policy of the Plan that the height of any building or any portion thereof not exceed the horizontal distance separating such building or portion thereof from the nearest property line of a lot within a designated stable residential neighbourhood (in other words the height of new buildings need fall beneath a 45 degree angular plane). The nearest stable residential neighbourhood from the subject site is located on the west side of Don Mills Road.

In addition to the general policies of the Secondary Plan, the site is subject to the area specific development policies of Section 4.2.8 – Parkway Forest Community. Within this specific policy area the highest densities are to be located in close proximity to the Don Mills Subway Station and to a lesser extent along the Don Mills Road and Sheppard Avenue East frontages. Lower densities are to be located towards the interior of the community around the public park. Area specific criteria relevant to this application include the provision of a new public road between Blocks B and C to connect Forest Manor Road to Don Mills Road, improving pedestrian connections to the Don Mills Subway Station and within the community and new development needs to be sensitive to the remaining uses and built forms within the Key Development Area.

**Context Plan for Parkway Forest**

The Secondary Plan includes an implementation policy that contemplates the use of Context Plans for sites within key development areas to ensure development is coordinated in conformity with the Secondary Plan. Context Plans are generally required for large sites and comprehensive developments.

A Context Plan for this area was adopted by City Council in July 2007. While the Secondary Plan provides a vision for the level and form of development along the corridor, the Context Plan helps define the specific pattern and built form characteristics of development in Parkway Forest community. The Context Plan applies to the area stretching from the southeast corner of Don Mills Road and Sheppard Avenue East to the existing south property line of 32-50 Forest Manor Road, Parkway Forest Park and the eastern property line of 100 and 121 Parkway Forest Drive and will be used to evaluate and inform the application.

The Context Plan consists of a Block Diagram, Structure Plan, Linkage Diagram and Building Heights Diagram integrating the transportation and open space options for the area as well as urban design guidelines to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the coordinated and incremental development of land in this neighbourhood. Refinements to the development criteria are to be examined as applications proceed through the review process.

The Context Plan provides for mid-rise buildings defining the Don Mills Road and George Henry Boulevard with building heights stepping up to a maximum height of 25 storeys on Blocks B and C. The Context Plan also speaks to special sites that are shown on the Structure Plan and referred to as "Gateway Buildings". Gateway sites include the corner properties at George Henry Boulevard and the new public road where they intersect with Don Mills Road. Buildings on these sites define view corridors and prominent site entrances.

The Parkway Forest Context Plan is available on the City's website at: http://www1.toronto.ca/staticfiles/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/UD%20Guidelines/District/ParkwayForest.pdf

**Zoning**

The lands are zoned RM6(168)A (H-2)(H-3)(H-4)(H-5) by site specific Zoning By-law No. 865-2008(OMB). The zoning establishes performance standards for residential development on five development blocks (A, B, C, D and E) in the Parkway Forest neighbourhood. Permitted uses include apartment house dwellings, community agency space, townhouses, commercial uses and community agency space along Sheppard Avenue East, and a public community centre/day care facility.

The zoning by-law permits a maximum gross floor area of 377,431m² and 3,753 dwelling units on the five development blocks. The dwelling units comprise 2,200 condominium.

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units, 1,221 existing rental apartment units in 17-storey apartment buildings and 332 rental replacement units in mid-rise apartment buildings and townhouses. The by-law sets out a maximum number of dwelling units and gross floor area per block and allows increases up to 10% in the number of dwelling units and gross floor area per building provided the total number of dwelling units and gross floor area on all of the Blocks combined does not exceed the overall maximum permissions.

Five holding (“H”) symbols have been placed over the implementing zoning by-law to ensure the necessary transportation improvements including a new public road and community services and facilities will be provided in a timely manner. Certain criteria associated with each holding symbol must be satisfied before residential development can proceed in accordance with the underlying zoning. The criteria to be fulfilled for the removal of each of the five holding symbols is set out in more detail in Attachment 7 of this report.

**Site Plan Control**

A Site Plan application has not been filed with the application but will be required.

**City-Wide Tall Building Design Guidelines**

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

The City-wide Guidelines are available at:

**Tree Preservation**

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

**Reasons for the Application**

The proposed development will require an amendment to site specific Zoning By-law No. 865-2008(OMB) and City of Toronto By-law 569-2013 to permit a revised form of development including an increase in building height from 25 to 33 storeys on Blocks B and C, an increase in the overall number of new dwelling units from 2,200 to 2,800 and amendments to the schedule to the by-law that specify the layout and configuration of the buildings. Appropriate standards would be established through a site specific exception.
An amendment to the zoning by-law is also required to the four remaining holding ("H") symbols on the lands. Amendments are proposed to increase the maximum number of dwelling units permitted on a block by block basis as well as the criteria to be fulfilled for the removal of each of the four remaining holding symbols.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Plan of Survey, Architectural Plans and Drawings
- Planning & Urban Design Rationale
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Massing Study
- Traffic Impact and Parking Study Update
- Master Servicing and Stormwater Management Report Addendum
- Arborist Report
- Toronto Green Standards Checklist and Statistics Template

City staff are reviewing the application for completeness.

**Issues to be Resolved**

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

- the appropriateness of the proposed additional 600 new dwelling units;
- the appropriateness of the proposed increase in building heights;
- transition of building heights and massing including shadow impacts on the stable low density residential area located west of Don Mills Road and the municipal sidewalks on the adjacent public boulevards;
- the compatibility of the proposed development with the surrounding context including appropriate built form and massing;
- the fit of the proposal with the planned context of the area and with the City's Tall Building Guidelines;
- appropriate ground floor uses along the street frontages to support a safe pedestrian environment;
- review of pedestrian accesses including sidewalks and entrances and their relationship with adjacent public streets and properties;
- the traffic impact study and local roads must be assessed to ensure there is sufficient capacity to accommodate the traffic generated by the proposed 600 additional new dwelling units;
- potential parking impacts on local streets;
- assessment of the proposed vehicular access to the sites, parking supply, and vehicular circulation;
- assessment of the loading, refuse and recycling operations of the proposed development;
- assessment of the stormwater management and servicing of the proposed development;
- a review of the streetscape design along Don Mills Road, George Henry Boulevard, Forest Manor Road and the future public road frontages of the site;
- adequacy of indoor and outdoor residential amenity spaces;
- an assessment of the amendments proposed to the four remaining holding provisions that apply to the overall development;
- phasing of the development;
- determination of appropriate Section 37 community benefits should the application be approved by City Council; and
- compliance with the Toronto Green Standards Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT
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SIGNATURE

_______________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS
Attachment 1:   Master Plan
Attachment 2:   Site Plan – Blocks B & C
Attachment 3:  Elevations
Attachment 4:  Elevations
Attachment 5: Massing Comparison
Attachment 6:  Zoning
Attachment 8: Application Data Sheet
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Attachment 3: Elevations

North Elevation - Block B & C

South Elevation - Block B & C

Elevations

Applicant's Submitted Drawing

Not to Scale

11/26/2013

55, 59, 60, 62, 66, 70, 72, 76 Forest Manor Road,
106 & 123 Parkway Forest Drive
and 125 George Henry Boulevard

File #: 13267988 NNY 33 OZ

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Attachment 4: Elevations

West Elevation - Block B & C

East Elevation - Block B & C

Elevations
Applicant's Submitted Drawing
Not to Scale
11/26/2013

55, 59, 60, 62, 66, 70, 72, 76 Forest Manor Road,
106 & 123 Parkway Forest Drive
and 125 George Henry Boulevard
File # 13 267996 NNY 33 OZ

Staff report for action – Preliminary Report – 55, 59, 60, 62, 66, 70, 72, 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard
Attachment 5: Massing Comparison

Current Zoning

Proposed Zoning

Massing Comparison
Applicant’s Submitted Drawing
Not to Scale
11/26/2013

55, 59, 60, 62, 66, 70, 72, 76 Forest Manor Road,
106 & 123 Parkway Forest Drive
and 125 George Henry Boulevard
File #: 13 267998 NNY 33 OZ

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Attachment 6: Zoning

55, 59, 60, 62, 66, 70, 72, 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard

File # 13 267/986 NNY 33.07

Not to Scale

Extracted 11/26/2013

The following are the criteria to be fulfilled for the removal of each of the "H-1", "H-2", "H-3", "H-4" and "H-5" holding symbols from Zoning By-law No. 865-2008(OMB):

"H-1" holding symbol states no more than 466 new dwelling units may be constructed on the lands until the following pre-conditions have been met:

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

On November 27, 28 and 29, 2012 City Council amended Zoning By-law No. 865-2008(OMB) to remove the "H-1" holding symbol from the lands. The removal of the "H-1" holding symbol and associated provisions allowed the Phase Two, 29-storey, 404-unit condominium apartment building along the Don Mills Road frontage (Block A - Buildings A5/A6) to proceed in accordance with the underlying zoning.

"H-2" holding symbol states no more than 868 new dwelling units may be constructed on the lands until the following pre-conditions have been met:

(a) the owner must have implemented the findings of the Traffic Management Plan; and
(b) the owner must have constructed the new public road and the signalized intersection at Don Mills Road must be completed.

The removal of the "H-2" holding symbol and associated provisions would allow the Phase Three, 25-storey, 316-unit condominium apartment building and 11 townhouses on the north side of George Henry Boulevard (Block A - Buildings A3/A4/A1) to proceed in accordance with the underlying zoning.
"H-3" holding symbol states no more than 1,210 new dwelling units may be constructed on the lands until the following pre-conditions have been met:

(a) the community centre/day care centre, outdoor swimming pool and accessory building and parkland enhancements on the City-owned lands on Parkway Forest Park must be completed; and

(b) the owner of the site must have submitted a Traffic Impact Analysis satisfactory to the Director, Transportation Services, North York District, to determine if deemed required by the Director, Transportation Services, North York District, the timing of the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane construction as well as, any other improvements which might be identified at this stage.

"H-4" holding symbol states no more than 1,556 new dwelling units may be constructed on the lands until the following pre-condition has been met:

(a) the owner must have constructed, if deemed required by the Director, Transportation Services, North York District, the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane.

"H-5" holding symbol states no more than 1,655 new dwelling units may be constructed on the lands (up to the maximum permission of 2,200 dwelling units) until the following pre-condition has been met:

(a) the owner must have submitted a Transportation Impact Study to the satisfaction of Director, Transportation Services, North York District, to demonstrate that there is sufficient transportation capacity available to accommodate additional site generated traffic or measures that can be undertaken to accommodate additional traffic.
**Attachment 8: Application Data Sheet**

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Rezoning</th>
<th>Application Number: 13 267996 NNY 33 OZ</th>
</tr>
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<tbody>
<tr>
<td>Details</td>
<td>Rezoning, Standard</td>
<td>Application Date: November 20, 2013</td>
</tr>
<tr>
<td>Municipal Address:</td>
<td>55, 59, 60, 62, 70, 72 &amp; 76 FOREST MANOR RD, 106 &amp; 123 PARKWAY FOREST DR, 125 GEORGE HENRY BLVD</td>
<td></td>
</tr>
<tr>
<td>Project Description:</td>
<td>Application to amend the site specific zoning by-law that applies to the lands to accommodate 600 additional dwelling units for a total of 2800 new dwelling units and amendments to the criteria for removal of the four remaining holding symbols contained in the zoning by-law. The proposed amendment would increase the maximum overall number of permitted dwelling units to 4,353 on the subject lands. The proposed 600 dwelling units would primarily be accommodated within two development blocks (B and C) along Don Mills Road in a series of redesigned residential condominium apartment buildings with heights up to 33 storeys.</td>
<td></td>
</tr>
</tbody>
</table>

| Applicant:            | EMERALD CITY DEVELOPMENTS IV INC |
| Agent:                | ORI BELAVIN |
| Architect:            | WZMH ARCHITECTS |
| Owner:                | EMERALD CITY DEVELOPMENTS IV INC |

**PLANNING CONTROLS**

- Official Plan Designation: Mixed Use Areas
- Site Specific Provision: SHEPPARD EAST SECONDARY PLAN
- Zoning: RM6(168) (H-2)(H-3)(H-4)(H-5)
- Height Limit (m): 79.5
- Site Plan Control Area: Y

**PROJECT INFORMATION**

- Site Area (sq. m): 129499
- Height: Storeys: 36
- Frontage (m): 0
- Metres: 110
- Depth (m): 0
- Total Ground Floor Area (sq. m): 23748
- Total Residential GFA (sq. m): 377431
- Parking Spaces: 2316
- Total Non-Residential GFA (sq. m): 1736.38
- Loading Docks: 0
- Total GFA (sq. m): 379167.3
- Lot Coverage Ratio (%): 18.62
- Floor Space Index: 3.50

**DWELLING UNITS**

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<thead>
<tr>
<th>Tenure Type</th>
<th>Rental, Condo</th>
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<td>Rooms:</td>
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<tr>
<td>Bachelor:</td>
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</tr>
<tr>
<td>1 Bedroom:</td>
<td>0</td>
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<tr>
<td>2 Bedroom:</td>
<td>0</td>
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<td>3 + Bedroom:</td>
<td>0</td>
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<tr>
<td>Total Units:</td>
<td>4353</td>
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**FLOOR AREA BREAKDOWN** (upon project completion)

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<thead>
<tr>
<th>Above Grade</th>
<th>Below Grade</th>
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<tbody>
<tr>
<td>377431</td>
<td>0</td>
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<tr>
<td>932.38</td>
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<td>0</td>
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</tr>
<tr>
<td>804</td>
<td>0</td>
</tr>
</tbody>
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**CONTACT:**

- PLANNER NAME: Steve Forrester, Senior Planner
- TELEPHONE: (416) 395-7126

Staff report for action – Preliminary Report – 55, 59, 60, 62, 70, 72, 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard