SUMMARY

At its meeting of January 15, 2014 North York Community Council directed City Planning staff to consult with the surrounding community regarding one of the applicant's requests under the rezoning application to amend the "H-2" holding symbol appended to the site specific zoning by-law and bring forward a report on the proposed amendment to the next meeting of Community Council scheduled for February 25, 2014.

This report reviews and recommends approval of the request to amend the criteria or preconditions to be fulfilled for the removal of the "H-2" symbol from the zoning of the lands however, staff is not recommending the proposed amendment to the development restrictions associated with the symbol (i.e., increasing the number of dwelling units that may be constructed after removal of the symbol).

Should North York Community Council support the amendment the report recommends Zoning By-law No. 865-2008(OMB) be further amended to remove holding symbol "H-2" and associated provisions from the subject lands as the amended criteria have been satisfied.
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 865-2008(OMB) for the lands at 55, 59, 60, 62, 70, 72, 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment attached as Attachment No. 6. as may be required.

The City Planning Division further recommends that:

3. Should North York Community Council support the request to amend the criteria to be fulfilled for the removal of the "H-2", City Council further amend Zoning By-law No. 865-2008(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to remove the "H-2" holding symbol from lands.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment attached as Attachment No.7 as may be required.

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

DECISION HISTORY
A Preliminary Report for this rezoning application was considered by North York Community Council at its January 15, 2014 meeting. The report provided background information on the application to permit 600 additional dwelling units on the lands as well as amendments to the four remaining holding ("H") symbols and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given according to the regulations of the Planning Act.

Community Council adopted the staff recommendations and further requested Planning staff to schedule a community consultation meeting on one of the applicant's requests under the application to amend the "H-2" holding symbol appended to the zoning of the site and bring forward a report on the request to the February 25, 2014 meeting of Community Council.

The Preliminary Report is available at the following web link:
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.

On November 27, 28 and 29, 2012, City Council enacted Zoning By-law No, 1645-2012 to remove the first holding symbol (“H-1”) 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.

ISSUE BACKGROUND

Proposal
This report responds to the January 15, 2014 direction from North York Community Council to bring forward a report on the applicant’s request pertaining to the “H-2” symbol.

The zoning by-law amendment application to permit an increase the overall maximum number of permitted dwelling units and maximum permitted building heights on Blocks B and C of the master plan includes a request to amend the development (phasing) restrictions and pre-conditions to be fulfilled for the removal of each of the four remaining holding symbols. The pre-conditions to be fulfilled for the removal of each of the five holding symbols is set out in more detail in Attachment 2 of this report.

On November 29, 2012, City Council enacted Zoning By-law No, 1645-2012 to remove the first holding symbol ("H-1") thereby leaving four remaining holding symbols on the lands. The four remaining holding symbols ("H-2", "H-3", "H-4" and "H-5") are attached to the zoning of the lands to ensure transportation improvements including the new public road and community services and facilities will be provided in a timely manner. Certain pre-conditions associated with each holding symbol must be satisfied before residential development can proceed in accordance with the underlying zoning.
As a pre-condition to the removal of the "H-2" holding symbol, the zoning by-law states the owner must have implemented the recommendations of the Traffic Management Plan (TMP) and must have constructed the new public road and the signalized intersection at Don Mills Road. The applicant is requesting the criteria be amended such that as a pre-condition to the removal of the "H-2" symbol, the owner must have posted financial securities to implement the recommendations of the TMP and build the new public road and signalized intersection at Don Mills Road. The removal of the "H-2" holding symbol and associated provisions will allow the Phase 3 condominium on Block A, currently under construction to be completed in accordance with the underlying zoning and occupied in a timely manner.

In addition to the request to amend the pre-conditions for removing the "H-2" symbol, the applicant is requesting an amendment to the development or phasing restriction that applies to the holding symbol. Each of the remaining holding symbols includes a development or phasing restriction setting out the number of units that may be constructed. The "H-2" development restriction enables 1,210 dwelling units to be constructed on the Block A lands upon removal of the symbol. The applicant is requesting an amendment to the maximum number of permitted dwelling units that can be constructed to be increased to 1,677 units to facilitate the first phase of condominium development on the Block B lands (Building B1) and a rental apartment building and townhouse block on the Block D lands (Buildings D2 and D4). The building on the Block D lands was originally proposed as a condominium and planned to be the last building on the master plan.

**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:** High rise apartment buildings, Parkway Forest Park, Forest Manor Public School, a series of townhouse developments then Highway 401;

**East:** A high rise rental apartment building, parkland, a fire station, commercial plaza, townhouses, then Highway 404; and

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

The El Ad sites are located on five separate development blocks (A, B, C, D and E) in the Parkway Forest neighborhood (refer to Attachments 1 and 3). 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 along Don Mills Road are currently vacant. They were originally developed with rental townhouses (32-50 Forest Manor Road). The units have been demolished and new rental replacement units have been built and/or currently under construction, on Blocks A, D and E.

In addition to the demolition and replacement of the 332 rental units the revitalization of the area calls for 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 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 underway. 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 (bounded by Sheppard Avenue E/Parkway Forest Dr/George Henry Blvd/Don Mills Rd) and on the new public community centre/day care facility located at the north end of Parkway Forest Park, immediately north of Forest Manor Public School.
**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 within the new community centre. The new community centre/child care facility is located on City owned parkland in the southwest corner of Block E along Forest Manor Road (refer to Attachments 1 and 3). The outdoor swimming pool, accessory building and parkland enhancements will be located in the area north/east of the proposed community centre/child care (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 5,143 m$^2$ (55,359 ft$^2$) including 846 m$^2$ (9,196 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 the Summer of 2014. The Phase 2 outdoor swimming pool, pool building and parkland enhancements are scheduled to be substantially completed by January 2015.

**New Public Road**

The revitalization of the Parkway Forest neighbourhood also includes a new public road that will connect Forest Manor Road to a new signalized intersection at Don Mills Road. The new public road will be located in an area that bisect the lands originally developed with rental townhomes (32-50 Forest Manor Road) to create two new development blocks (Blocks B and C) on either side of the road (refer to Attachments 1 and 3).

The new road has been secured through a Plan of Subdivision application. The functional design of the new road has been approved, the Subdivision Agreement has been executed and will be registered in the coming weeks. In addition, financial securities have been posted to ensure construction of the new road as well as the installation of the traffic signals at Don Mills Road. Pre-construction has commenced and weather permitting, is anticipated to be completed in the June or July 2014.

It is a precondition to the removal of the "H-2" holding symbol that the new public road be constructed and the signalized intersection at Don Mills Road be completed. In addition, the recommendations in the Traffic Management Plan (TMP) must be implemented. The recommendations of the TMP, which was required to be submitted as a pre-condition to the removal of the "H-1" symbol, have been used to inform the design of the new public road. The recommendations of the TMP include the provision of an all-
way stop control at the intersection of Parkway Forest Drive and Forest Manor Road and a pedestrian crossover at the north leg of the new public road and Forest Manor Road. A financial security has also been posted to guarantee this work. The applicant anticipates the public road, signalization at Don Mills Road and the recommendations of the TMP will be completed by July 2014.

**Zoning**

The lands are currently zoned RM6(168)A (H-2)(H-3)(H-4)(H-5) by site specific Zoning By-law No. 865-2008(OMB). As noted previously, City Council enacted Zoning By-law No, 1645-2012 to remove the first holding symbol ("H-1") thereby leaving four remaining holding symbols on the lands.

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

The holding symbols ("H-2", "H-3", "H-4" and "H-5") are attached to the zoning of the lands to ensure transportation improvements including the new public road and community services and facilities will be provided in a timely manner. Certain pre-conditions associated with each holding symbol must be satisfied before residential development can proceed in accordance with the underlying zoning. The pre-conditions to be fulfilled for the removal of each of the five holding symbols is set out in more detail in Attachment 2 of this report.

As a pre-condition to the removal of the "H-2" holding symbol the owner must have implemented the recommendations of the Traffic Management Plan and must have constructed the new public road and the signalized intersection at Don Mills Road. Removal of the "H-2" holding symbol would enable the Phase 3 residential condominium building at the northeast corner of Don Mills Road and George Henry Boulevard (Buildings A3/A4/A1 on Attachment 3) to be completed and occupied. The applicant has advised interim occupancy is scheduled to commence in August through to December 2014.
Site Plan Control

A number of site plan applications have been filed, some of which are active and currently being processed.

As noted previously in this report, three of the four rental replacement buildings (A2 and D1 along Sheppard Avenue and Building E1/E7 along east side of Forest Manor Road on Attachment 1) have been completed and are currently occupied. The fourth rental building, Building E2, located on the west side of Parkway Forest Drive, is currently under construction.

On March 28, 2008 the applicant filed a Site Plan Application for the first three phases of condominium development on the Block A lands. Site Plan approval has been granted for the first two phases which comprise a 36-storey, 479-unit condominium apartment building (Buildings A7/A8) along the Sheppard Avenue East frontage and a 29-storey, 404-unit condominium apartment building (Buildings A5/A6) along the Don Mills Road frontage. Notice of Approval Conditions have been issued and a Site Plan Agreement has been registered on title on the third phase condominium which comprises a 25-storey, 316-unit condominium apartment building (Buildings A1/A4) and 10 townhouse units (Building A4) on the north side of George Henry Boulevard.

On December 9, 2011 the applicant submitted a Site Plan application for the new public community centre/child care facility, outdoor swimming pool (lap pool and teaching pool) and accessory pool pavilion building. The application also includes details of the various parkland enhancements including multi-purpose sports courts, playgrounds, walkways, furniture, lighting and hard and soft landscaping. Site Plan approval has been issued and the facility is currently under construction.

On November 22, 2013, the applicant filed a Site Plan Application for the first phase of residential condominium development on Block B (Building B1), comprising a 6 to 13-storey, 245-unit condominium building along Don Mills Road.

On December 20, 2013 a Site Plan Application was filed for development on Block D comprising a 19-storey, 188-unit rental apartment building (Building D2) along the Sheppard Avenue frontage of the site with ten, 2-storey rental townhouse units (Building D4) along the Parkway Forest Drive frontage of the site. The "H-3" and "H-4" holding symbols would need to be removed from the zoning by-law for these developments to proceed in accordance with the underlying zoning.

Reasons for Application

An amendment to the zoning by-law is required to amend the pre-condition to be fulfilled for removing the "H-2" holding symbol from the lands. The by-law states, as a pre-condition to the removal of the "H-2" symbol, the owner must have implemented the recommendations of the Traffic Management Plan and must have constructed the new
public road and signalized intersection at Don Mills Road must be completed. The application proposes as a pre-condition to the removal of the "H-2" symbol, the owner must have posted financial security to secure these matters.

An amendment is required to amend the development or phasing restriction that applies to the "H-2" symbol in order to construct up to 1,677 units. Currently 1,210 units is allowed.

**Community Consultation**

On February 3, 2014 a community consultation meeting was held at Forest Manor Public School in the Parkway Forest community. Approximately 25 members of the public attended along with the applicant, Ward Councillor and City Planning staff. While a number of issues were raised with respect to the applicant's application to increase the number of dwelling units and maximum building heights, no concerns were expressed with respect to the applicant's proposed amendments to the "H-2" symbol.

In accordance with the direction from North York Community Council, preparations are underway with scheduling the community consultation meeting on the applicant's other requests under the zoning amendment application.

**Agency Circulation**

Planning staff consulted with appropriate City Divisions on the request to amend the development or phasing restrictions and the criteria to be fulfilled for the removal of the "H-2" holding symbol. Responses received have been used to assist in evaluating the request.

**COMMENTS**

The intent of the holding symbol system is to ensure development occurs incrementally and there is a mechanism in place to provide the necessary transportation improvements and community services and facilities in a timely manner as the new resident population moves into the area.

Staff considers the proposal to amend the criteria or pre-conditions for the removal of the "H-2" symbol in Zoning By-law No. 856-2008(OMB) a reasonable request. As noted previously, the functional design of the new public road has been approved by Engineering and Transportation Services staff, the Subdivision Agreement has been executed and will be registered shortly, and preparations are underway on site to commence construction of the road and municipal services. Staff are satisfied the proposed amendment maintains the intent of the holding symbol by ensuring the matters set out in the holding provision are secured and completed in a timely fashion. All work is scheduled to be completed by July 2014 and prior to interim occupancy of the Phase 3 condominium building on the Block A lands (scheduled to commence in August and conclude in December 2014). Further, in staff's view it is in the public interest to
complete all construction related activity on the final condominium building on Block A in a timely manner.

However, at this time, Planning staff has concerns with the applicant's request to amend the development restrictions to increase the number of dwelling units that may be constructed from 1,210 to 1,677 dwelling units. The proposed increase would require amending the current development restrictions and pre-conditions associated with the removal of the "H-3" and "H-4" holding symbols. These holding symbols include their own specific criteria for the removal of the symbols as well as development restrictions.

As a pre-condition to removing the "H-3" symbol to construct up to 1,553 dwelling units, the by-law requires the owner to complete the community centre/child care facility, outdoor swimming pool and accessory building and parkland enhancements on the City owned Parkway Forest. As well, the owner must submit a Traffic Impact Analysis satisfactory to the Director, Transportation Services, 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.

As a pre-condition to the removal of the "H-4" symbol to construct up to 1,655 dwelling units, the owner must have constructed, if deemed required by the Director, Transportation Services, the westbound Sheppard Avenue to southbound Don Mills Road double left turning lane.

The rezoning application proposes amendments to the pre-conditions and development restrictions associated with the "H-3" and "H-4" holding symbols as well as amendments to the "H-5" symbol. The amendments requested to the phasing restrictions for the remaining holding symbols ("H-3", "H-4" and "H-5") will be evaluated through the review of the zoning amendment application. It should be noted, the applicant has filed a Traffic Impact Study with the application to assess the transportation impact of the proposed additional 600 dwelling units. The Study also includes a determination on the need for a westbound Sheppard Avenue to southbound Don Mills Road double left turning lane. The Study is currently under review by staff.

This report recommends City Council amend the "H-2" criteria in Zoning By-law No. 865-2008(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.6 and that City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Further, the applicant has posted the financial securities with the City to guarantee all matters set out in the holding symbol will be completed. Accordingly, should Community Council support the request to amend the criteria in the holding provision, Planning staff considers it timely and appropriate, to recommend City Council amend the Zoning By-
law further so as to remove the "H-2" symbol from Zoning By-law No. 865-2008(OMB). The draft Zoning By-law for the removal of the "H-2" symbol is attached as Attachment 7.

CONTACT
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Fax No. (416) 395-7155
E-mail: sforrest@toronto.ca

SIGNATURE

_______________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS
Attachment 1: Holding Symbols
Attachment 2: Criteria For Removal of the Holding Symbols
Attachment 3: Proposed Master Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Draft Zoning By-law Amendment (for removal of the "H-2" symbol)
Attachment 1: Holding Symbols

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 3: Proposed Master Plan

Master Plan
Applicant's Submitted Drawing

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

File #: 13267996 NNY 33 OZ

Not to Scale
11/26/2013

Staff report for action – Final Report – 55, 59, 60, 62, 70, 72 & 76 Forest Manor Road, 106 & 123 Parkway Forest Drive and 125 George Henry Boulevard
### Attachment 5: Application Data Sheet

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<td>3.50</td>
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<table>
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<tr>
<th>DWELLING UNITS</th>
<th>FLOOR AREA BREAKDOWN (upon project completion)</th>
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<tr>
<td>Tenure Type:</td>
<td>Rental, Condo</td>
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<tr>
<td>Rooms:</td>
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</tr>
<tr>
<td>Bachelor:</td>
<td>0</td>
</tr>
<tr>
<td>1 Bedroom:</td>
<td>0</td>
</tr>
<tr>
<td>2 Bedroom:</td>
<td>0</td>
</tr>
<tr>
<td>3 + Bedroom:</td>
<td>0</td>
</tr>
<tr>
<td>Total Units:</td>
<td>4353</td>
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</table>

<table>
<thead>
<tr>
<th>CONTACT:</th>
<th>PLANNER NAME:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TELEPHONE:</td>
<td>(416) 395-7126</td>
</tr>
<tr>
<td>EMAIL:</td>
<td><a href="mailto:sforrest@toronto.ca">sforrest@toronto.ca</a></td>
</tr>
</tbody>
</table>
Attachment 6: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2014~
Enacted by Council: ~, 2014

CITY OF TORONTO

Bill No. ~

BY-LAW No. --2014

To amend former City of North York Zoning By-law No.7625, as amended by By-law No. 865-2008(OMB), with respect to lands known municipally as 32-50, 60, 62, 65, 66 70, 72, 76 and 80 Forest Manor Road, 100, 102, 106, 110, 123 and 125 Parkway Forest Drive and 125 George Henry Boulevard.

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; and

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

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

1. Section 2.(tt)(ii) of By-law No. 865-2008(OMB) is amended by deleting it in its entirety and replacing it with"

"as a pre-condition to the removal of the "H-2" holding symbol the owner must have posted financial security to implement the recommendations of the Traffic Management Plan and construct the new public road and the signalized intersection at Don Mills Road."

ENACTED AND PASSED this ~ day of ~, A.D. 2014.

ROB FORD, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)
Attachment 7: Draft Zoning By-law Amendment  
(Removal of the "H-2" Symbol)

Authority: North York Community Council Item – as adopted by City of Toronto Council on ~, 2014
Enacted by Council: ~, 2014

CITY OF TORONTO

Bill No. ~
BY-LAW No. --2014

To amend former City of North York Zoning By-law No.7625, as amended by By-law No. 865-2008(OMB), to remove the "H-2" holding symbol (H) with respect to lands known municipally as 32-50, 60, 62, 65, 66 70, 72, 76 and 80 Forest Manor Road, 100, 102, 106, 110, 123 and 125 Parkway Forest Drive and 125 George Henry Boulevard.

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

WHEREAS it is appropriate to remove the "H-2" holding symbol where it is shown on Blocks A, B, C, and D in Schedule "I" attached to By-law No. 865-2008(OMB); and

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

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule I attached to this By-law by removing the "H-2" holding symbol (H) where it is shown on Blocks A, B, C and D in Schedule I attached to By-law No. 865-2008(OMB).

ENACTED AND PASSED this ~ day of ~, A.D. 2014.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)