

**NORTH YORK
COMMUNITY COUNCIL**

**PROPOSED MIXED-USE
DEVELOPMENT**

**1678-1704 AVENUE ROAD
375-377 FAIRLAWN AVENUE
412-416 BROOKDALE AVENUE**

JANUARY 15, 2014





VIEW FROM AVENUE & BROOKDALE

RAW





VIEW FROM AVENUE & FAIRLAWN

RAW





VIEW FROM BROOKDALE AVENUE

RAW





AERIAL VIEW OF TERRACES

RAW



Requested Changes to Draft By-law Amendment

Administrative Revisions:

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. ~~438-86~~ 7625, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto.

h) Setbacks

(i) Provide building setbacks as shown on Schedule "C4(14)-2"

ef) Number of Dwelling Units

Maximum number of residential dwelling units shall be 115.

Reason:

- Revised to reference proper parent By-law, update clause numbering, or correlate with appropriate Schedule numbers

Requested Changes to Draft By-law Amendment (con't)

Revision:

2. Section 64.26 of By-law No. 7625 is amended by adding the following subsection:

"64.26(14) C4(14)(H)

r) Holding 'H' Provisions

Where a Holding 'H' provision follows a zone category, the subject land shall not be used for any purpose except those provided for on the day of passing of the By-law, until the Holding Provision (H) is removed.

Prior to the passing of a By-law to remove the Holding 'H' symbol, the owner of the lands shown on Schedule '1' attached to this By-law shall:

- (i) Obtain Notice of Approval Conditions under Section 41(16) of the Planning Act, to the satisfaction of the Chief Planner; and
- (ii) Enter into Section 37 Agreement with the City of Toronto, as outlined in the conditions on Schedule '3' herein, to the satisfaction of the Chief Planner and the City Solicitor.

Reason:

- To add Holding 'H' provisions and conditions for 'H' symbol removal

Requested Changes to Draft By-law Amendment (con't)

Revision:

EXCEPTION REGULATIONS

ge) Gross Floor Area

The maximum gross floor area shall not exceed 15,711m² of the lot area, of which a maximum of 2,182 m² shall be used for non-residential purposes.

Reason:

- To revise clause numbering
- To clarify 2,182 m² as maximum non-residential area

Requested Changes to Draft By-law Amendment (con't)

Revision: fg) Building Height

- (i) The height of any part of a building or structure on the lands shown on Schedule C4 (14), exclusive of the mechanical penthouses, architectural accents including extended parapets and spires, or other rooftop structures, shall not exceed 7 storeys or 23.6 23.7 metres, whichever is lesser. Notwithstanding the foregoing or any other provisions to the contrary, a rooftop amenity including access thereto shall be permitted provided it is wholly contained within the prescribed angular plane described herein and does not exceed the height of the mechanical penthouse.
- (ii) The height of any part of a building or structure, excluding railings, but including the mechanical penthouse, shall be contained within a 45 degree angular plane projected over the entire lot from the established grade level at a rear property line that is also the boundary of an R4 (94) or R7(16) zone district, conically north to south from the south east corner of 379A Fairlawn Avenue.
- (iii) The first storey of any building or structure will have a minimum floor to floor height of 4.5 4.3 metres. For the purposes of this provision, the first storey is deemed to be the storey with a floor level closest to the average elevation of the public sidewalk abutting Avenue Road.

Reason:

- To revise clause numbering
- To establish maximum building height as shown on submitted architectural drawings
- To clarify and permit projections by architectural accents (ie: spire, feature parapets)
- To permit rooftop amenity area
- To permit railings to protrude angular plane projected from rear property line
- To clarify angular plane as projected from the established grade
- To establish first storey minimum floor to floor height as shown on submitted drawings at northern end of site

RAW



Requested Changes to Draft By-law Amendment (con't)

Revision:

i) Building Step-backs

Any building or structure greater than 3 storeys in height shall have a 2.0 metre step-back of the main external building wall along the street frontages, at ~~on~~ the 3rd level. The step-back shall be measured from the main external face of the of the building at the top of the second storey. Intermittent projections of balconies and unit spaces shall be permitted above the step-back from levels 4 to 7, as shown on Schedule "C4(14)".

Reason:

- To clarify location of building step-back and permitted projections as recommended by City staff report

Requested Changes to Draft By-law Amendment (con't)

Revision:

m) Parking Requirements

(i) Provide parking in accordance with the following minimum requirements: ii) Provide parking in accordance with the following maximum requirements:

Underground Residential Dwelling Unit within an Apartment Building

- i. Bachelor Units: 0.7 spaces per unit;
- ii. 1-Bedroom Units: 0.8 spaces per unit;
- iii. 2-Bedroom Units: 0.9 spaces per unit;
- iv. 3+ Bedroom Units: 1.1 spaces per unit;

Retail Use

- i. 1.0 spaces per 100 m² of Gross Floor Area; and

Underground Residential Dwelling Unit within an Apartment Building

- i. Bachelor Units: 1.0 spaces per unit;
- ii. 1-Bedroom Units: ~~1.2~~1.5 spaces per unit;
- iii. 2-Bedroom Units: ~~1.3~~1.6 spaces per unit;
- iv. 3+ Bedroom Units: ~~1.6~~1.9 spaces per unit;

Retail Use

- i. 4.0 spaces per 100 m² of Gross Floor Area

Reason:

- To revise wording given no residential dwelling units are underground
- To add minimum and maximum parking requirements for retail use
- To clarify maximum parking requirements for residential dwelling units as shown on submitted architectural drawings

Requested Changes to Draft By-law Amendment (con't)

Revision:

m) Parking Requirements

- (iii) A minimum of 12 parking spaces as required in ~~lm~~(i) i, ii, iii and iv above shall be provided and maintained for the use of the replacement rental dwelling units. Six (6) of the twelve (12) required parking spaces shall be located in the secured residential parking area in a secure location underground that is physically separated from any non-residential parking spaces.
- ~~(v) A visitor/retail parking space must be a minimum of 2.6 m wide, 5.2 m long and has a minimum vertical clearance of 2.2 m; and~~
- ~~(vi) Drive aisles for visitor/retail parking spaces must be a minimum of 7.0 m wide.~~

Reason:

- To revise clause numbering reference
- To revise quantity and clarify location of parking spaces for replacement rental units
- To delete inapplicable special provisions given Toronto Parking Authority is no longer involved with the proposed development

Requested Changes to Draft By-law Amendment (con't)

Revision: o) Bicycle Parking

- (i) Residential occupant bicycle parking spaces ~~must shall~~ be provided at a minimum rate of ~~0.7~~ 0.6 long term bicycle spaces ~~for each per~~ dwelling unit ~~and 0.08 short term bicycle parking spaces for each dwelling unit.~~
- (ii) Residential visitor ~~Visitor~~ bicycle parking spaces ~~must shall~~ be provided at a minimum rate of 0.15 per dwelling unit of 3, plus 0.25 bicycle parking spaces for each 100 square metres of GFA.
- (iii) Retail ~~long-term occupant~~ bicycle parking ~~shall be provided at grade spaces must be provided~~ at a minimum rate of 0.13 spaces ~~for each per~~ 100 square metres of GFA Gross Floor Area.
- (iv) Retail visitor bicycle shall be provided at grade at a minimum rate of 0.25 spaces per 100 square metres of Gross floor Area ~~A minimum of 79 bicycle parking spaces for residents shall be provided on site, with a minimum of 66 of the bicycle parking spaces for residents provided in the parking lot underground, 13 of which shall be provided and maintained for the replacement rental dwelling units.~~
- (v) ~~A minimum of 17 bicycle parking spaces shall be for visitors and 6 bicycle parking spaces for retail at grade.~~

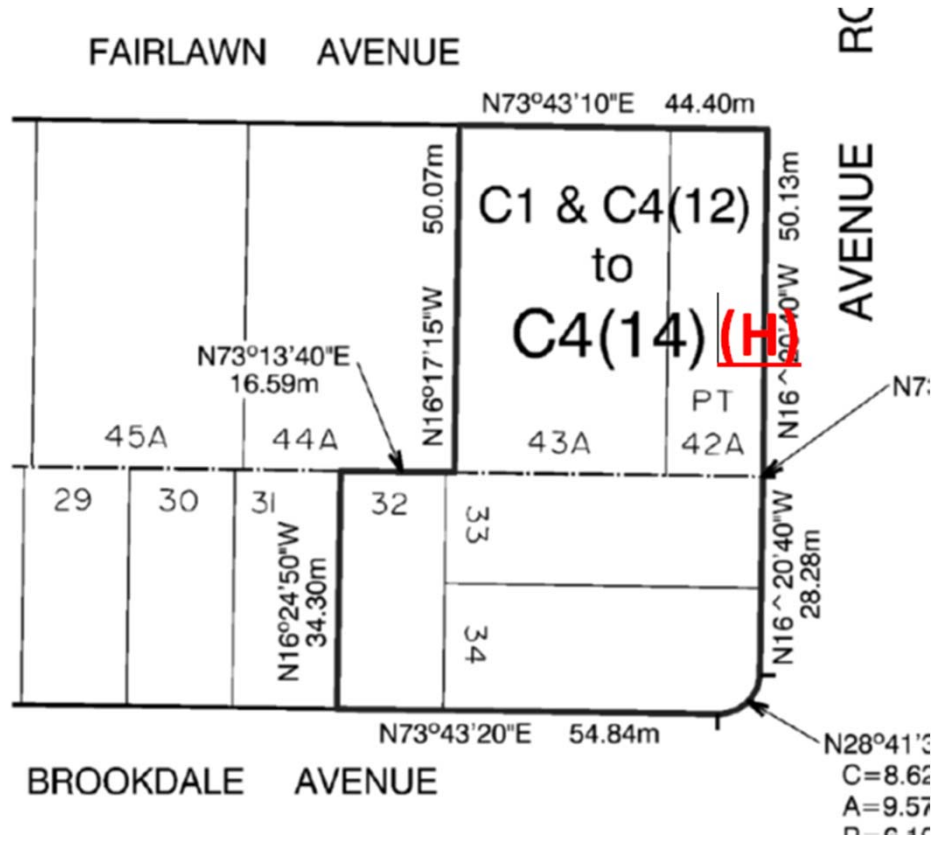
Reason:

- To revise bicycle parking requirements in alignment with Toronto Green Standards

Requested Changes to Draft By-law Amendment (con't)

Revision:

Schedule 1



Reason:

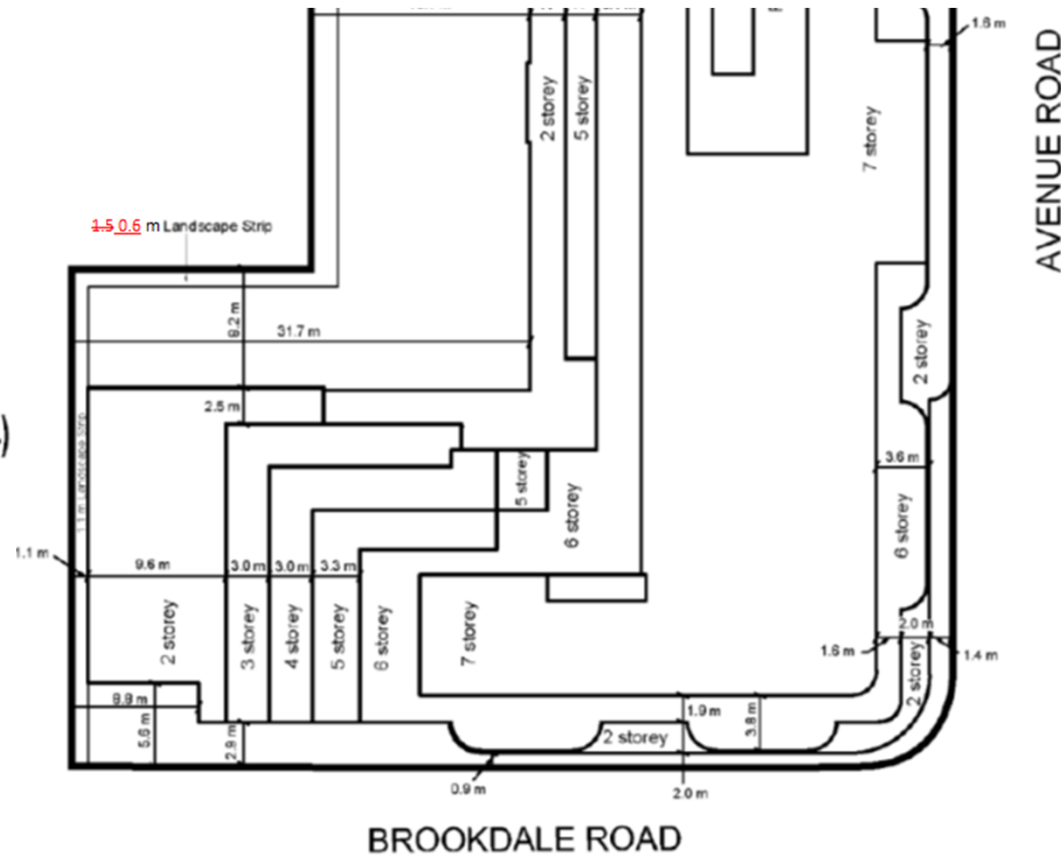
- To add Holding 'H' symbol on Schedule '1'



Requested Changes to Draft By-law Amendment (con't)

Revision:

Schedule C4(14)



Reason:

- To revise minimum landscape strip width only at the rear yard of 379 A/B Fairlawn Avenue to 0.6m (facilitating fire exit stairs located behind an 8' fence) as shown on submitted architectural drawings

Requested Changes to Draft By-law Amendment (con't)

Revision:

Schedule 3

Section 37 Provisions

2. The owner shall enter into one or more agreements with the City pursuant to section 37 of the Planning Act which are registered on title to the lot to the satisfaction of the City Solicitor to secure:
 - a. The provision and maintenance on the site of not less than 18 new replacement rental dwelling units, ~~comprising at least 2 affordable rental dwelling units and 16 rental dwelling units~~ with rents no higher than mid-range rents, which units shall be of a size to the satisfaction of the City's Chief Planner and Executive Director, City Planning Division, subject to the following:

Reason:

- To clarify fact that 2 tenants, at the time of application, were paying lower rents and will maintain their current rent levels upon return as prescribed, however the units were never intended to be designated as 'Affordable' for the entire rental period. Therefore all 18 units are to be considered mid-range rental units.

Requested Changes to Draft By-law Amendment (con't)

Revision:

- iii. the building permit which provides for the replacement rental dwelling units shall be issued no later than the issuance of the first above-grade building permit for any building with residential uses on the lot. The ~~30-18~~ replacement rental dwelling units shall be ready for occupancy no later than the date by which no more than 90% of the other dwelling units contained within the same building are available and ready for occupancy.
- vi. Rents charged to tenants occupying a replacement rental dwelling unit at the end of the 10-year period set forth in a. (iv) shall be subject only to annual increases which do not exceed the Provincial rent guideline and, if applicable, permitted above guideline increases, so long as they continue to occupy their dwelling unit or until the expiry of the rental tenure period set forth in a. (iv) with a phase-in period of a least three years for rent increases.
- vii. Rents charged to tenants newly occupying a replacement rental dwelling unit after the completion of the 10-year period set forth in a. (iv) will not be

Reason:

- Correction to a typo as the application is for 18 residential rental units
- Changes only for renumbering of the clauses

Requested Changes to Draft By-law Amendment (con't)

Revision:

- iv. The owner shall provide and maintain mid-range affordable rents charged to the tenants who rent each of the 2-18 designated affordable mid-range replacement rental dwelling units during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on 1.5 times the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type, and, upon turn-over, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or 1.5 times the most recent Fall Update Rental Market Report average rent for the City of Toronto by unit type and over the course of the 10 year period, annual increases shall not exceed the Provincial rent guideline and, if applicable, permitted above-guideline increases.
- ~~v. The owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent each of the designated 16 replacement rental dwelling units with mid-range rents during the first 10 years of its occupancy, with mid-range rents on the same basis as a. (iv) except that the maximum mid-range rent shall not exceed an amount that is 1.5 times average market rent by unit type.~~

Reason:

- Revisions to reflect the 18 mid-range replacement rental units.

Requested Changes to Draft By-law Amendment (con't)

Revision:

vii. Twelve (12) parking spaces be secured for the rental replacement and that such spaces be available for the rental unit tenants. Six (6) of the twelve (12) parking spaces shall be located in a portion of the secured residential parking area, and the other six (6) parking spaces shall be located in the retail/visitor parking area. Parking charges for returning tenants will be on the same basis as currently provided, and other rental tenants up to the number of 12 designated rental spaces will be offered spaces within maximum charges to be specified in the agreement with the City.

Reason:

- To clarify locations of parking spaces for replacement rental units

Requested Changes to Draft By-law Amendment (con't)

Revision:

- b. 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:
 - i. The right to return to a replacement unit for all tenants in the existing rental units.
 - ii. All tenants will receive ~~extended-6 months~~ notice of the date they must vacate for the demolition of their buildings.

Reason:

- To reflect the agreed to 6 months notice provision in accordance with City staff report

Requested Changes to Draft By-law Amendment (con't)

With respect to the Section 37 monetary contribution of \$200,000, the Applicant is agreeable to same provided the foregoing changes to the draft Zoning By-law (including Schedule 3) are incorporated.



THANK YOU

