

515 and 525 Chaplin Crescent – Zoning By-law Amendment and Rental Housing Demolition Applications – Final Report

Date:	August 20, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	09 199580 NNY 16 OZ and 10 121754 NNY 00 RH

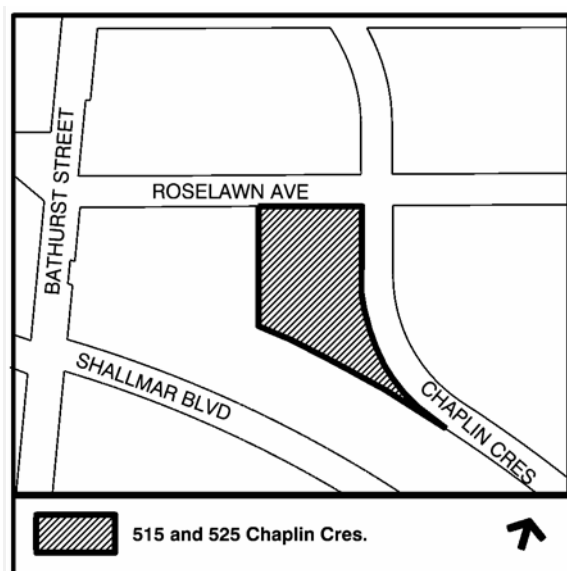
SUMMARY

This application was made on December 23, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to amend former City of Toronto Zoning By-law 438-86 and Zoning By-law 569-2013 to permit a 13 storey addition to the existing 8 storey rental building at 515 Chaplin Crescent by demolishing 18 existing rental units, replacing them with 18 rental replacement units and adding a total of 69 net new rental housing units for a total of 290 units on the site.

The site is located on the south west corner of Roselawn Avenue and Chaplin Crescent. The site currently contains two existing 8 storey rental apartment buildings with a total of 221 units. A Rental Housing Demolition application was also submitted with the rezoning application for the 18 existing residential rental units proposed to be replaced within the new addition with compensation and the right to return for the tenants.

This report reviews and recommends approval of the draft Zoning by-laws attached to this report for a 13 storey



residential apartment building and recommends approval of the rental housing demolition application under Municipal Code 667 subject to the conditions outlined in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law 438-86, for the lands at 515-525 Chaplin Crescent substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 515-525 Chaplin Crescent substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-laws as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. Prior to the issuance of the first building permit, including excavation or demolition permits, the owner shall provide a financial contribution in the amount of \$80,000.00 to be used for capital improvements to the Kay Gardner Beltline Park in the vicinity of the site. Improvements to the Park include, but are not limited to: improvement to the pedestrian crossing area at the Beltline intersection at Bathurst Street, trails and benches, added landscaping, and general park improvements.
 - ii. The financial contribution referred to in subsection (i) shall be indexed upwardly in accordance with the Statistics Canada Non-Residential or Apartment Building-Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.
 - iii. The owner shall agree to secure the tenure of all (87) new dwelling units, inclusive of the rental replacement units, within the building to be constructed at 515 Chaplin Crescent as well as the existing units on the site for a total of 290 secured rental units for not less than 20 years.

- iv. The owner shall provide at least 50% plus 2 of the net new dwelling units, and not including a rental replacement dwelling unit for a total of thirty-seven (37) of the new dwelling units to be constructed at 515 Chaplin Crescent at rents no higher than mid-range rents for ten (10) years from the date of first occupancy with rent increases not to exceed the Provincial rent guideline increases and, for tenants who remain after the tenth year the restriction on rent increases shall continue until the tenth year of their tenancy with provisions thereafter for a three year phase-out of the rent restrictions.
- b. The following matters are also recommended to be secured in the Section 37 Agreement to be registered on title as a legal convenience to support development:
 - i. Provision and maintenance of not less than eighteen (18) rental replacement dwelling units on the lot, comprising of at least nine (9) affordable rental dwelling units and at least nine (9) mid-range rental dwelling units with rents no higher than mid-range rents, which units must be of similar size to the units existing on the site at the date of this By-law, to the satisfaction of the City's Chief Planner and Executive Director, City Planning Division, subject to the following:
 - a. the rental replacement dwelling units shall comprise eighteen (18) one-bedroom units;
 - b. and the combined floor area of the 18 rental replacement dwelling units shall be not less than 1,161 square metres; and
 - c. each of the units shall be larger than 60.4 square metres, with eight (8) units not less than 69.5 square metres.
 - ii. The owner shall provide and maintain affordable rents charged to the tenants who rent each of the nine (9) designated affordable rental replacement dwelling units during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type inclusive of basic utility costs, and upon turnover, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or 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.

- iii. The owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent each of the designated nine (9) new mid-range rental replacement dwelling units with mid-range rents during the first 10 years of occupancy, with mid-range rents on the same basis as 4.b.ii above except that maximum mid-range rent shall not exceed an amount that is 1.5 times the average market rent by unit type inclusive of basic utility costs.
- iv. Rents charged to tenants occupying a new rental replacement dwelling unit at the end of the 10-year period set forth in 4.b.ii and iii shall be subject only to 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 4.a.iii above with a phase-in period of at least three years to unrestricted rents.
- v. Rents charged to tenants newly occupying a new replacement rental dwelling unit after the completion of the 10-year period set forth in 4.b.ii and iii will not be subject to restrictions by the City of Toronto under the terms of the Section 37 Agreement.
- vi. The owner shall provide and maintain at least 250 square metres of indoor amenity space for the tenants of the new and existing units, and at least 1,440 square metres of outdoor amenity space, without cost pass-through to tenants at the time of construction, the appointment and furnishing of all to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- vii. The owner shall provide a Tenant Relocation and Assistance Plan, and a Construction Mitigation and Tenant Communication Plan that requires the owner to provide for each tenant of a unit to be demolished, the right to return to a replacement rental unit, assistance that includes at least a moving allowance and other financial assistance, with provisions for tenants in adjacent units, including a 10% rent abatement, and special consideration for special needs tenants all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

- viii. Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan and Neighbourhood Communication Strategy, to the satisfaction of the Executive Director, Engineering and Construction Services, in consultation with the Chief Planner and Executive Director, City Planning.
- 5. City Council approve the application to demolish the 18 existing residential rental units (109, 111, 115, 117, 215, 217, 315, 317, 415, 417, 515, 517, 615, 617, 715, 717, 815, 817) located in 515 Chaplin Crescent pursuant to Municipal Code Chapters 667 subject to the following conditions which provide for the replacement of rental housing as outlined in the Report from the Director, Community Planning, North York District, titled: "515-525 Chaplin Crescent Zoning Amendment and Rental Housing Demolition Applications, Final Report" and dated August 18, 2015:
 - a. the owner shall provide and maintain eighteen (18) one-bedroom residential rental units on the subject site as rental housing for a period of at least 20 years, comprising, as shown on the plans submitted to the City Planning Division dated August 20, 2014 with any revisions to be to the satisfaction of the Chief Planner, and of which at least 9 units shall have affordable rents and 9 units shall have rents no higher than mid-range rents;
 - b. the owner shall provide tenant relocation assistance including, an extended notice period, financial assistance beyond the minimums of the *Residential Tenancies Act* and the right to return to a replacement rental unit for the eligible tenants to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - c. 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 described in the zoning by-law amendment (Attachment 6 and 7) to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and
 - d. 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 18 replacement rental units, without the written consent of the Chief Planner and Executive Director, City Planning Division or their designate, to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands until such time as the City Solicitor determines that its registration on title is no longer required to secure the provisions of the Section 111 Agreement.

6. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue preliminary approval to the application under Municipal Code Chapter 667 after the latest of the following has occurred:
 - a. satisfaction or securing of the conditions in Recommendations 4 and 5;
 - b. after the Zoning By-law amendment included as Attachment 6 or 7 has come into full force and effect; and
 - c. The issuance of the Notice Of Approval Conditions for site plan approval by the Chief Planner or her designate, pursuant to Section 114 of the City of Toronto Act, 2006.
7. 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 Division has given the preliminary approval referred to in Recommendation 6.
8. Authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 111 Agreements.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on March 9, 2010 North York Community Council (NYCC) considered the Preliminary Report for this Zoning By-law Amendment application. Community Council directed that City Planning staff schedule a community consultation meeting together with the Ward Councillor with an expanded notification area, and that notice for the public meeting be given according to regulations of the *Planning Act*.

The Preliminary Report is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY32.39>

ISSUE BACKGROUND

Proposal

This application proposes to amend the zoning by-law to permit the development of an infill residential building on the property municipally known as 515 and 525 Chaplin Crescent. The site is currently occupied by two 8-storey rental apartment buildings that contain a total of 221 units.

The proposal is to redevelop and expand a portion of the existing southern building at 515 Chaplin Crescent. A corner of the existing building at the south end of the property would be

demolished, resulting in 18 rental units temporarily lost. The applicant is proposing to construct a 13-storey addition to the south side of the existing 8 storey building. The renovated building will contain a total of 179 units and would be a maximum of 42.5 metres in height including mechanical penthouse. The proposed development would result in a net increase of 69 rental units on the site. The overall density including the proposed building and the existing buildings would increase from 2.71 to 3.71 times the area of the lot. No changes are proposed to the existing building at 525 Chaplin Crescent. Please refer to Table 1 below for additional information on the unit breakdown and gross floor area for both buildings.

Table 1 – Unit and Gross Floor Area Summary			
	515 Chaplin Crescent	525 Chaplin Crescent	Total for 515 and 525 Chaplin Crescent
Existing number of rental units	110	111	221
Number of rental units to be demolished	18	n/a	18
Proposed number of new rental units	87	n/a	87
Total number of units after completion	179 (net increase of 69 rental units)	111 (unchanged)	290
Existing GFA	9211 m ²	9211 m ²	18,422 m ²
Proposed additional GFA	6,799 m ²	n/a	6,799 m ²
Total GFA	16,010 m ²	9211 m ²	25,221 m ²

The existing and proposed building would be connected on levels 1 through 8 as a single building. The ground floor of the new building addition would not contain any residential units. The ground floor would contain the lobby, mail room, bicycle storage, the garbage room and driveways, a vehicular ramp and loading areas. A total of 55 units would be located on level 2 through 8 consisting of 37 new rental units and the 18 rental replacement units. All 55 new units on floors 2-8 would be secured as affordable and mid-range rental units. The 37 new rental units plus 9 of the 18 replacement rental units would be secured at mid-range rents and the remaining 9 of the replacement rental units would have affordable rents. Both buildings and all units are proposed to be secured as rental for 20 years.

The upper floors of the new building from levels 9-12 have various setbacks and setbacks to help articulate the building and are designed with a smaller floorplate, as shown in further detail on Attachments 1 and 2. Floors 9-12 of the building would contain a total of 32 new units that would be market rate rental units. The new residential rental dwelling units on floors 2-12 would consist of 60 one-bedroom units and 27 two-bedroom units. The 13th floor does not contain any residential units. The 13th floor consists of the mechanical room plus indoor (171 m²) and outdoor amenity space (216

m²). A second floor indoor amenity area (79 m²) is also proposed and the existing outdoor courtyard located in between the two buildings (1,230 m²) would be enhanced and upgraded. The floorplate sizes of the proposed building addition would consist of approximately 175 m² to the first floor, 535 m² to floors 2-8, 650 m² to floors 9-12 and 422 m² to the 13th floor.

Vehicular access and parking would be co-ordinated for the entire site using existing access points from a Chaplin Crescent driveway and a Roselawn Avenue ramp. The existing driveway and ramp to the underground parking will be re-configured. There is an existing 2 level below grade parking garage with 204 parking spaces which will be reconfigured to provide 191 spaces. The applicant is proposing to construct a new three level parking garage under the new portion of the building with 92 spaces, providing for a total of 283 underground parking spaces for the entire site, including 22 visitor parking spaces. Loading is to be provided at the south end of the building, and the existing surface garbage area would be relocated and integrated within the new building.

Additional site statistics are provided on the Application Data Sheet on Attachment 5.

Site and Surrounding Area

The subject lands are located at the southwest corner of Roselawn Avenue and Chaplin Crescent, which is generally located within the northeast quadrant of Eglinton Avenue West and Bathurst Street. The site currently contains two 8-storey apartment buildings with a total of 221 rental units. The lands are irregularly shaped having an area of approximately 6,799 m² with a frontage of 66 metres along Roselawn Avenue and 161 metres along Chaplin Crescent.

Land uses surrounding the site are as follows:

- North: Directly north of the site across Roselawn Avenue is the 9-storey Dorothy Klein Seniors Residence. To the northeast of the site is an 8 storey residential building.
- South: Directly south is the Kay Gardiner Beltline Park. Further south there are a number of residential apartment buildings on Shallmar Boulevard approximately 10-storeys in height.
- East: Memorial Park and a 14 storey apartment building.
- West: 5-storey apartment building.

Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets out matters of provincial interest, which include the adequate provision of a full range of housing, including affordable housing, and the orderly development of safe and healthy communities.

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of

resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

Official Plan

The City of Toronto's Official Plan designates the subject lands as *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and offices uses that serve the needs of area residents.

Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Official Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Official Plan Policy 4.2.2, Development criteria in *Apartment Neighbourhoods* requires that developments will contribute to the quality of life by: locating and massing new

buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of heights towards, lower-scale *Neighbourhoods*; locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes; locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; including sufficient off-street motor vehicle and bicycle parking for residents and visitors; locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The Official Plan's Housing policies require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Official Plan Policy 3.2.1.6 provides that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

- a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b) in cases where planning approvals other than site plan are sought, the following are secured:
 - i. at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - ii. for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
 - iii. an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development: will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height

and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

Other relevant policies utilized during the review of this development proposal include those in the “Public Realm” and “Built Form” sections of the Official Plan. These policies determine matters such as appropriate height, scale, massing, site organization, contextual fit and quality of public spaces.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

Zoning

The subject lands are zoned R2 Z2.0 by the former City of Toronto Zoning By-law 438-86. This zoning permits apartment buildings having a density up to 2.0 times the area of the lot. The zoning by-law permits a maximum building height of 34 metres.

Site Plan Control

An application for Site Plan Control Approval was submitted on January 26, 2012 subsequent to the rezoning application and is being reviewed concurrently (File No. 12 112660 NNY 16 SA).

Rental Housing Demolition

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City’s Municipal Code, is one of the tools which implements the City’s Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*. Demolition, as defined in the By-law, may be to all or part of a building, and includes interior renovations or alterations that result in a change to either the number of rental units, or the type of rental units by bedroom type.

Proposals in which six or more rental housing units will be affected require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* is also required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for Official Plan Amendment or Zoning By-law Amendment triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. The final report will combine recommendations on the planning application and the demolition application under Chapter 667. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

An application under Section 111 of the *City of Toronto Act* seeking permission to demolish the 18 rental housing units has been filed. The proposal involves the demolition of a portion of the existing building at 515 Chaplin Crescent which would result in the loss of 18 units during construction. The applicant is proposing to replace the units with 18 new rental units of at least the same unit mix, provide tenant relocation assistance, and all tenants will have the right to return to the replacement rental units. A Housing Issues Report, including a Tenant Assistance and Relocation Plan, has been submitted in support of the Zoning By-law Amendment application and the demolition application.

Reasons for Application

The proposed development does not comply with By-law 438-86 with respect to development standards including height and density.

A Rental Housing Demolition and Conversion Application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) is required to permit the demolition of a portion of the existing buildings which contain a total of 18 rental dwelling units at affordable and mid-range rents.

Community Consultation

A community consultation meeting was held by City Planning on May 3, 2010 and approximately 30 members of the public attended along with the local Councillor, the applicant, their consulting team and City staff.

South and west of the proposed site is the Kay Gardiner Beltline Park which forms the boundary between Ward 16 Eglinton-Lawrence and Ward 21 St. Paul's. On March 2, 2011 a Councillor Information Meeting was hosted by the adjacent Ward 21 Councillor which also included the Ward 16 Councillor, the applicant and their consulting team, and City staff.

The following issues were raised at the community consultation and information meetings:

- The building is too tall and dense;
- There would be additional traffic in the area resulting in congestion;
- Concerns over sufficient visitor parking as vehicles park on existing neighbourhood streets;
- Vehicles park on Chaplin Crescent making it difficult to pass causing vehicles to drive on portions of the centre median;
- Residents from the adjacent buildings to the south along Shallmar Boulevard had concerns with how the new building will impact their views of the park, reducing sunlight and how they'd be impacted by shadowing;
- Portion of the building is glass and concerns that there would be shine/reflection onto Shallmar Boulevard apartments;
- Many trees would need to be removed to facilitate this development;
- Concerns over how garbage would be handled for existing and new buildings;
- Residents of the existing buildings at 515 Chaplin Crescent were concerned that their vehicular access will be closed during construction; and
- Residents in adjacent buildings are concerned with how they'd be impacted with respect to noise, vibration and dust during construction and in particular those living within 515 Chaplin Crescent as a portion of the building they'd be residing in would be demolished.

Issues raised from letters and e-mails received by City Planning reflect those issues identified at the community consultation meeting and Councillor 's meeting.

Tenant Consultation Meeting

Chapter 667 of the Municipal Code also requires a community consultation meeting that addresses rental housing matters. This meeting was held on November 30, 2010. Tenant concerns included:

- Noise during construction;
- Tenants in adjacent units to 18 demolished units want compensation and/or new units during construction;
- Tenants want compensation for moving out of building;
- Rents being increased to pay for cost of new building;
- Tenants in other parts of building wanted an option to move into new rental units once they are built, but want to be able to maintain their rent protection; and
- Tenants wanted information on their right to return to the replacement rental units; rents to be charged to returning tenants; and timing of the proposed redevelopment.

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 By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS and the proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal allows for the appropriate intensification of a site within an *Apartment Neighbourhoods* designation while making efficient use of land and existing infrastructure.

The replacement of the 18 existing affordable and mid-range rental apartment units with similar units and at similar rents ensures that this development will contribute to providing a range and mix of housing in terms of tenure and affordability.

Land Use

The area generally bounded by the west side of Bathurst Street, south side of Shallmar Boulevard, Chaplin Crescent to north of Briar Hill Avenue is all designated as *Apartment Neighbourhoods*. This area consists of a number of apartment buildings in the immediate area of the subject site ranging in height from 5-storeys to 14-storeys, with most buildings 8-10 storeys in height. The proposal makes use of underutilized space by providing for compatible infill development. The proposed land use conforms with the Official Plan *Apartment Neighbourhoods* Designation and with other existing residential apartment uses within the area.

Building Siting and Organization

The existing lot is irregular in shape and the side lot lines taper in to a single point as you move to the southeastern tip of the property. The new development will be setback a minimum of 6 metres from Chaplin Crescent framing the street and keeping in line with the existing buildings. Along the south end of the site the building will be setback a minimum of 7.5 metres from the Kay Gardiner Beltline Park. The new building addition would be triangular in shape and is appropriately massed to run parallel to and frame the irregular geometry of the east (Chaplin Crescent) and south (Beltline Park) lot lines. Additionally, instead of accessing the building from the interior courtyard, a new building entrance and lobby would be created having direct access from Chaplin Crescent.

Massing

The proposed new portion of the building will integrate with the massing of the existing southern apartment at 515 Chaplin Crescent. The first 8 storeys of the new building will be integrated internally with the existing building and the exterior of the building will use masonry so that the new building maintains the existing character of buildings in the surrounding area which are predominantly brick.

The upper floors from 9-13 will have a more modern expression of glass and aluminum and will have various stepbacks and setbacks to help articulate the building as illustrated on the attachments to this report. The upper portion of the building will have a floorplate of 422 m² which is significantly below the City's Tall Building Design Guidelines maximum floorplate of 750 m². The proposed new building would be setback a minimum of approximately 26 metres from the closest residential buildings located across and south of the Beltline Park at 10 and 20 Shallmar Boulevard. The proposed 13th storey would be setback and separated an additional 6 metres from these two closest apartment buildings on Shallmar Boulevard.

The proposed building has been massed with an appropriate relationship to the abutting street, park and adjacent residential apartment buildings. It integrates the base of the building with the existing building and with the upper floors through a combination of floorplate massing, setbacks, stepbacks and building materials.

Height and Density

The former City of Toronto Zoning By-law permits a maximum building height in this area of 34 metres plus allows for an additional 5 metres in height for mechanical penthouse for a total of 39 metres. The existing buildings on site are both 8-storeys and approximately 24 metres in height, which is below the maximum permitted as-of-right height in the zoning by-law. The proposed new building would be 36.5 metres to the top of the 12th storey and approximately 42 metres to the top of the 13th storey. The 13th storey includes the mechanical equipment, inside and outside amenity area and does not include residential units. The floorplate of the 13th storey containing these areas is 422 m². In comparison, the residential apartment buildings at 10 and 20 Shallmar Boulevard are approximately 30 metres in height plus mechanical penthouse, 668 Roselawn Avenue (Dorothy Klein Seniors Residence) is approximately 24 metres plus mechanical penthouse and 625 Roselawn Avenue is approximately 37 metres plus mechanical penthouse. The proposed increase in height for the new development is modest and allows for appropriate infill development compatible with both the existing and planned context for the area. The proposed building height has been secured as part of the draft Zoning By-law (Attachment 6 and 7).

The overall site density including the proposed building and the existing buildings would increase from 2.71 to 3.71 times the area of the lot. The apartment buildings at 10 and 20 Shallmar Boulevard both have a density of approximately 5.1 and 22 Shallmar Boulevard has a density of approximately 4.9 times the area of the lot. The apartment buildings at 668, 665, 640 and 625 Roselawn Avenue each have densities of approximately 4.1, 2.6, 3.3 and 4.1 respectively. The proposed density for 515-525 Chaplin Crescent is comparable to existing densities within the area and is appropriate for this site.

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

The proposed building meets the overall intent and purpose of the City-wide Tall Building Guidelines, as it adheres to tower separation distances to nearby tall buildings, the proposed development is less than the maximum building floorplate allowable, and appropriately integrates the lower 8 storey portion of the building with that of the existing building.

Shadow and Wind

The applicant submitted a shadow study which indicates that there would be minimal shadows cast beyond that of existing shadows in the area and the as-of-right height permission in the zoning by-law. The proposed development does not cast any new shadows on abutting properties during the mornings in March, June and September.

There is some minor additional shadowing that does occur on Memorial Park beyond that permitted in the as-of-right height within the zoning by-law beginning at 4:18 pm in June and 2.18 pm in March and September. This shadowing is minimal and only occurs in the later parts of the afternoon. The new shadow impact is minor because of the small floorplate and is acceptable. The shadow study for the proposed development has been reviewed by City staff and they are satisfied with the level of shadowing that would occur.

A number of residents from the existing residential apartment buildings to the south expressed concerns that they might be shadowed by the new building. As the development site is located to the north of Shallmar Boulevard, shadowing would occur on properties to the west, north and east of the site. The apartment buildings located to the south of the proposed development would not be impacted by shadows.

The applicant submitted a Pedestrian Wind Assessment as part of their initial submission. The study indicates that the development would have minimal influence on the wind conditions in the area around the site. The resulting wind conditions with the proposed development are expected to be comfortable for standing throughout the year and in the winter time comfortable for walking along the south façade adjacent to the Beltline Park.

City staff have reviewed the Pedestrian Wind Assessment and are satisfied with the predicted wind conditions.

Access, Traffic Impact and Parking

The site will function with the two existing driveway accesses. There is one driveway access from Chaplin Crescent and one driveway with a ramp from Roselawn Avenue. The Chaplin access is the only one used presently as the Roselawn ramp has been closed by the owner due to the steep slope of the ramp. Residents raised concerns about losing their driveway access along Chaplin Crescent during construction and not having any access. The applicant has indicated that the north entrance ramp will be re-graded and reconstructed first prior to work on the new building and before closing the Chaplin Crescent entrance. During construction there will be a period where only one of the accesses is available, however, once the development is completed both accesses will be available for use.

The existing number of two-way trips generated by the site presently is 37 in both the a.m. and p.m. peak hours. The proposed number of new two-way trips is 21 and 22 in the a.m. and p.m. peak hours. The applicant has submitted an Urban Transportation Considerations report that Transportation Services has reviewed and accepted with respect to traffic generated from this development.

Transportation Services has requested a 6.1 metre wide corner rounding at the corner of Roselawn Avenue and Chaplin Crescent. Additionally, there is a TTC bus stop/shelter located just west of where the corner rounding has been requested on the south side of Roselawn Avenue. This TTC bus stop/shelter has been historically located on a portion of the subject lands. The owner has agreed to convey a portion of the lands to the City so that the TTC bus stop/shelter area is within public ownership. The conveyance is irregularly shaped and is more accurately illustrated on the draft zoning by-law schedules (Attachments 6 and 7). The conveyance of the bus shelter land and the corner rounding will be secured as a condition of site plan approval.

There is an existing 2 level below grade parking garage with 204 parking spaces which includes a total of 8 visitor parking spaces that serve the existing 221 dwelling units. In order to reduce the slope of the north access ramp off of Roselawn Avenue the underground parking garage needs to be reconfigured. This will result in a reduction of 13 parking spaces for a total of 191 existing parking spaces. The 8 existing visitor parking spaces will continue to serve the existing dwelling units. The applicant is also proposing to construct a new three level garage under the new portion of the building with 92 spaces consisting of 70 spaces for residents and 22 for visitors.

The total required parking supply for this proposal was determined by recognizing the existing 8 visitor parking spaces for the existing dwelling units and then applying the new City of Toronto Zoning By-law 569-2013 parking rate to the existing and proposed dwelling units and the proposed visitor parking spaces. The required parking for this site is 260 spaces consisting of 239 for residents and 21 for visitors, while the proposed

parking supply would consist of a total of 283 spaces with 261 dedicated for residents and 22 for visitors.

The parking requirement for the project is governed by the applicable parking provisions contained in the former City of Toronto Zoning By-law No. 438-86. However, the new City of Toronto Zoning By-law 569-2013 was adopted in April 2013 with updated parking requirements for developments. The parking provisions contained in this By-law have been accepted by staff on recent development projects, where appropriate, as the associated parking standards are based on more recent information when compared to the former City of Toronto Zoning By-law. As a result, the proposed parking supply for both residents and visitors is satisfactory provided that parking for this project is required to be provided in accordance with Zoning By-law 569-2013. The draft Zoning By-law found at Attachment 6 and 7 secures these parking rates.

As part of the Toronto Green Standard, the applicant has agreed to provide a minimum of 23 roughed-in conduits to allow for future electric outlets for plug-in electric vehicles. The required residential and visitor parking rates plus electrical outlet requirements have all been secured as part of the draft Zoning By-laws (Attachments 6 and 7).

Currently garbage is gathered from a curbside collection point within the public boulevard. The south end of the existing building adjacent to the Beltline Park also includes a surface parking area with 8 spaces. The curbside collection and surface parking will now all be internalized and a new garbage collection and loading facility is proposed on the ground floor at the south end of the building. This area would be accessed from the Chaplin Crescent entrance. Internalizing garbage collection will help improve the public boulevard and remove the surface parking area currently located where the loading facility is proposed at the south end of the property. The internal loading space and its dimensions are being secured as part of the draft Zoning By-laws (Attachments 6 and 7).

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promote alternative modes of transportation. These policies seek to increase opportunities for better walking and cycling conditions for residents of the City. Policy 2.4.7 states, “Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment including the provision of bicycle parking facilities in new developments”.

The project also proposes a total of 120 bicycle parking spaces consisting of 107 resident spaces and 13 visitor spaces. The applicant is supplying bicycle parking for all new tenants at a rate of 0.6 occupant bicycle parking spaces per dwelling unit and 0.15 visitor bicycle parking spaces per dwelling unit. The total bicycle parking supply also consists of 55 bicycle parking spaces for existing tenants. The bicycle parking supply has been secured as part of the draft zoning by-laws.

Amenity Areas

The existing apartment buildings do not currently have any indoor amenity space. The development proposal includes a total of 250 m² of indoor residential amenity space. There is an exercise room proposed on the second floor (79 m²) and on the 13th floor of the new building the space is divided into two rooms with one being used as a meeting room (51 m²) and the other as a lounge/TV room (120 m²). Also included on the 13th floor is a 216 m² outdoor residential amenity area. The site already contains a 1,230 m² courtyard in between the two buildings at 515 and 525 Chaplin Crescent. The proposal for the courtyard includes upgrading the landscaping, installing a seating area and canopies, and adding two barbeque areas for residents. All tenants of the new and existing units are proposed to be able to use the new amenity areas. The outdoor and indoor amenity areas are appropriate and the proposed minimum areas have been secured as part of the draft Zoning By-laws (Attachment 6 and 7). Details with respect to the outdoor courtyard will be secured as part of the site plan process.

Trees

The applicant submitted an arborist report for review with the application that identified 9 private trees that qualify for protection under the City of Toronto's Private Tree By-law. These 9 trees will be directly impacted by the development and the applicant is proposing to remove the 9 trees. Where trees are removed that are protected under the Private Tree By-law, replacement tree planting is required at a 3:1 ratio or cash-in-lieu may be accepted for the replacement trees to be planted elsewhere in the community. For this proposed development, the removal of the existing 9 trees would require the applicant planting 27 replacement trees.

The proposed landscape plan submitted by the applicant currently identifies 16 replacement trees to be planted. The applicant would be required to submit cash-in-lieu for the remaining 11 replacement trees. Through the site plan process, staff will work with the applicant to ensure that on site tree planting is maximized and cash-in-lieu for the tree replacement is minimized.

Rental Housing

The existing buildings contain 221 rental units with 19 bachelor units, 123 one-bedroom units, 78 two-bedroom units and 1 three-bedroom unit. At the time of the rental housing application in 2010, 145 units were affordable, 74 were mid-range, 1 unit was high end and 1 unit was used as an office. The buildings share a courtyard that is slightly raised from street-level and underground parking under the buildings.

Replacement Rental Housing

The existing rental units to be demolished are 17 one-bedroom units and 1 bachelor unit of which 9 were affordable and 9 were mid-range rents at the time of application. The

applicant has proposed to replace the units all as one bedroom units at approximately the same sizes, some with dens and with an overall net GFA increase to floor area. Tenants will receive at least 5 months' notice of the demolition, will be offered a chance to move within the site if there is an appropriate unit free, the chance to return to a replacement rental unit at approximately the same rent, and financial assistance for hardship during the process. Tenants, newly occupying a rental replacement unit for the first 10 years after occupancy, will be entitled to affordable or mid range rents.

Existing Rental Housing

The 203 remaining rental units are to be secured for at least 20 years with no application for demolition or conversion without replacement. The Construction Mitigation and Tenant Communication Plan will include at least the following measures; firstly, the existing tenants of the 23 adjacent units to the construction will be offered rent abatement up to 10% of their rent, and for special needs tenants, may be accommodated in other ways. Secondly, the landlord will provide for a "respite room" in 525 Chaplin Crescent, away from the construction noise, for tenants, affected by construction, to be able to access a "lounge" to avoid construction-related noise and dust during the process. The landlord will make available the construction schedule and communicate regularly with the tenants about the construction progress.

All of the tenants of the existing and new units shall have access to the improved courtyard with outdoor seating and barbeques, internal waste and storage solutions, an exercise room on the second floor of 515 Chaplin Crescent and the new 13th floor indoor and outdoor amenity spaces with no pass-through of costs to the sitting tenants' rents.

Servicing

The applicant has submitted a Site Servicing and Grading Plan, and a Functional Servicing Report in support of the application. Engineering and Construction Services staff have reviewed the plans and report and have accepted the findings that the existing municipal infrastructure is adequate to service the proposed development, subject to securing these plans and reports as part of the site plan process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in the area with 0 - 0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The proposed 69 unit residential development will be subject to the alternative rate of 0.4 hectares per 300 units specified by By-law 1020-2010. The parkland dedication would be 0.092 hectares. However, a cap of 10% would apply to the proposed development.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate because an addition to the abutting Kay Gardner Beltline Park would not add to its functionality.

Since the site is immediately north and abuts the Kay Gardner Beltline Park, the applicant has been advised that a permanent fence is required along the property line and that during construction the applicant must install a construction fence/hoarding barrier along the property line. These items will be secured as part of the site plan process. The applicant has also been advised that the park cannot be utilized in any way during the construction period for construction related purposes as the park is actively used.

Schools

The Toronto District School Board (TDSB) has reviewed the application and advises that in view of the number of residential units proposed, a significant impact on local schools is not anticipated. The local schools are North Preparatory Junior Public School, Forest Hill Junior and Senior Public School and Forest Hill Collegiate Institute. Although the local elementary and secondary schools are operating at capacity, the impact from this development is insufficient to require any warning clauses, which would normally be required.

Site Plan

As noted above, the applicant has also submitted a Site Plan Control Application. Staff will continue to work with the applicant to ensure that the landscaped courtyard design improvements are appropriate, on site tree replacement planting is maximized and that the necessary land conveyances are secured. Staff will review the project to ensure that high quality materials and architectural detailing enhance the overall project. Other matters to be reviewed through the site plan process include ensuring for non-reflective building materials and a pedestrian connection through the property to the Beltline Park.

Section 37

Section 37 authorizes a municipality with appropriate Official Plan provisions to pass zoning by-laws involving increases in the height and/or density otherwise permitted by the Zoning By-law in return for the provision by the owner of community benefits.

Policy 5.1.1 of the Official Plan sets out the policies governing the use of Section 37 in zoning by-laws. Policy 5.1.4 provides that Section 37 may be applied for development, with more than 10,000m² of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 m², and/or significantly increases the permitted height. In certain circumstances, irrespective of this threshold, the Plan states Section 37 may be applied where there are Secondary Plan or area specific policies in effect that contain Section 37 provisions. Further, Section 37 may also be applied, again

irrespective of this threshold, to conserve heritage resources or rental housing or be used as a mechanism to secure capital facilities required to support the development.

As part of this development proposal the applicant has agreed that 37 rental units located on levels 2 through 8, other than the rental replacement units, will be secured as mid range rental units for a period of 10 years. Additionally, the applicant has agreed to a financial contribution in the amount of \$80,000.00 to be used for capital improvements to the Kay Gardner Beltline Park in the vicinity of the site. Planning staff briefed and updated both the local Ward 16 Councillor and the abutting Ward 21 Councillor on the status of the application. Additionally, staff had discussions with both Councillors about the Section 37 contribution, who have suggested that a financial contribution to be used for the Beltline Park would be beneficial.

It is staff's opinion the proposed development constitutes good planning. It is consistent with the objectives and policies of the Official Plan and addresses the built form policies of the Plan.

Staff are recommending the following community benefits to be secured in the Section 37 Agreement as follows:

1. Prior to the issuance of the first building permit, including excavation or demolition permits, the owner shall provide a financial contribution in the amount of \$80,000.00 to be used for capital improvements to the Kay Gardner Beltline Park in the vicinity of the site. Improvements to the Park include, but are not limited to: improvement to the pedestrian crossing area at the Beltline intersection at Bathurst Street, trails and benches, added landscaping, and general parks improvements.
2. The financial contribution referred to in subsection (1) shall be indexed upwardly in accordance with the Statistics Canada Non-Residential or Apartment Building-Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.
3. The owner shall agree to secure the tenure of all (87) new dwelling units, inclusive of the rental replacement units, within the building to be constructed at 515 Chaplin Crescent as well as the existing units (203) on the site for a total of 290 secured rental units for not less than 20 years.
4. The owner shall provide at least 50% plus 2 of the net new dwelling units, and not including a rental replacement dwelling unit for a total of thirty-seven (37) of the new dwelling units to be constructed at 515 Chaplin Crescent at rents no higher than mid-range rents for ten (10) years from the date of first occupancy with rent increases not to exceed the Provincial rent guideline increases and, for tenants who remain after the tenth year the restriction on rent increases shall continue until the tenth year of their tenancy with provisions thereafter for a three year phase-out of the rent restrictions.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

5. Provision and maintenance of not less than eighteen (18) rental replacement dwelling units on the lot, comprising of at least nine (9) affordable rental dwelling units and at least nine (9) mid-range rental dwelling units with rents no higher than mid-range rents, which units must be of similar size to the units existing on the site at the date of this By-law, to the satisfaction of the City's Chief Planner and Executive Director, City Planning Division, subject to the following:
 - a. the rental replacement dwelling units shall comprise eighteen (18) one-bedroom units;
 - b. and the combined floor area of the 18 rental replacement dwelling units shall be not less than 1,161 square metres; and
 - c. each of the units shall be larger than 60.4 square metres, with eight (8) units not less than 69.5 square metres.
6. The owner shall provide and maintain affordable rents charged to the tenants who rent each of the nine (9) designated affordable rental replacement dwelling units during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type inclusive of basic utility costs, and upon turnover, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or 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.
7. The owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent each of the designated nine (9) new mid-range rental replacement dwelling units with mid-range rents during the first 10 years of occupancy, with mid-range rents on the same basis as 6 above except that maximum mid-range rent shall not exceed an amount that is 1.5 times the average market rent by unit type inclusive of basic utility costs.
8. Rents charged to tenants occupying a new rental replacement dwelling unit at the end of the 10-year period set forth in 6 and 7 above shall be subject only to 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 3 above with a phase-in period of at least three years to unrestricted rents.
9. Rents charged to tenants newly occupying a new replacement rental dwelling unit after the completion of the 10-year period set forth in 6 and 7 above will not be

subject to restrictions by the City of Toronto under the terms of the Section 37 Agreement.

10. The owner shall provide and maintain at least 250 square metres of indoor amenity space for the tenants of the new and existing units, and at least 1,440 square metres of outdoor amenity space, without cost pass-through to the tenants at the time of construction, the appointment and furnishing of all to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
11. The owner shall provide a Tenant Relocation and Assistance Plan, and a Construction Mitigation and Tenant Communication Plan that requires the owner to provide for each tenant of a unit to be demolished, the right to return to a replacement rental unit, assistance that includes at least a moving allowance and other financial assistance, with provisions for tenants in adjacent units, including a 10% rent abatement, and special consideration for special needs tenants all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
12. Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan and Tenant/Neighbourhood Communication Strategy, to the satisfaction of the Executive Director, Construction and Engineering Services in consultation with the Chief Planner and Executive Director, City Planning.

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 now required for all 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. For applications received before January 31, 2010, such as the subject application, the TGS is applied on a voluntary basis.

The applicant has agreed to include within the site specific zoning by-law, performance measures that will secure the following Tier 1 development features: Cycling Infrastructure, conduits for electric vehicles, and Storage and Collection of Recycling and Organic Waste. Other applicable TGS performance measures such as landscaping will be secured through the Site Plan Approval process.

Conclusion

City Planning recommends that Council approve the Zoning By-law Amendment application and also recommends the approval of the Rental Housing Demolition application, subject to the listed conditions. The proposal allows for the development of an underutilized site within an *Apartment Neighbourhoods* designation and contributes to providing a mix of housing in terms of tenure and affordability. The proposed 13-storey

building addition is consistent with both the Official Plan *Apartment Neighbourhoods* designation, Official Plan rental housing policies and other existing residential land uses within the area. The proposal meets the intent of the Tall Building Design Guidelines and the height, density, and built form results in an appropriate development that fits this location. The recommended Zoning By-law Amendments are included in Attachment 6 and 7 to this report.

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Lauralyn Johnston, Policy Planner

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E-mail: ljohnst@toronto.ca

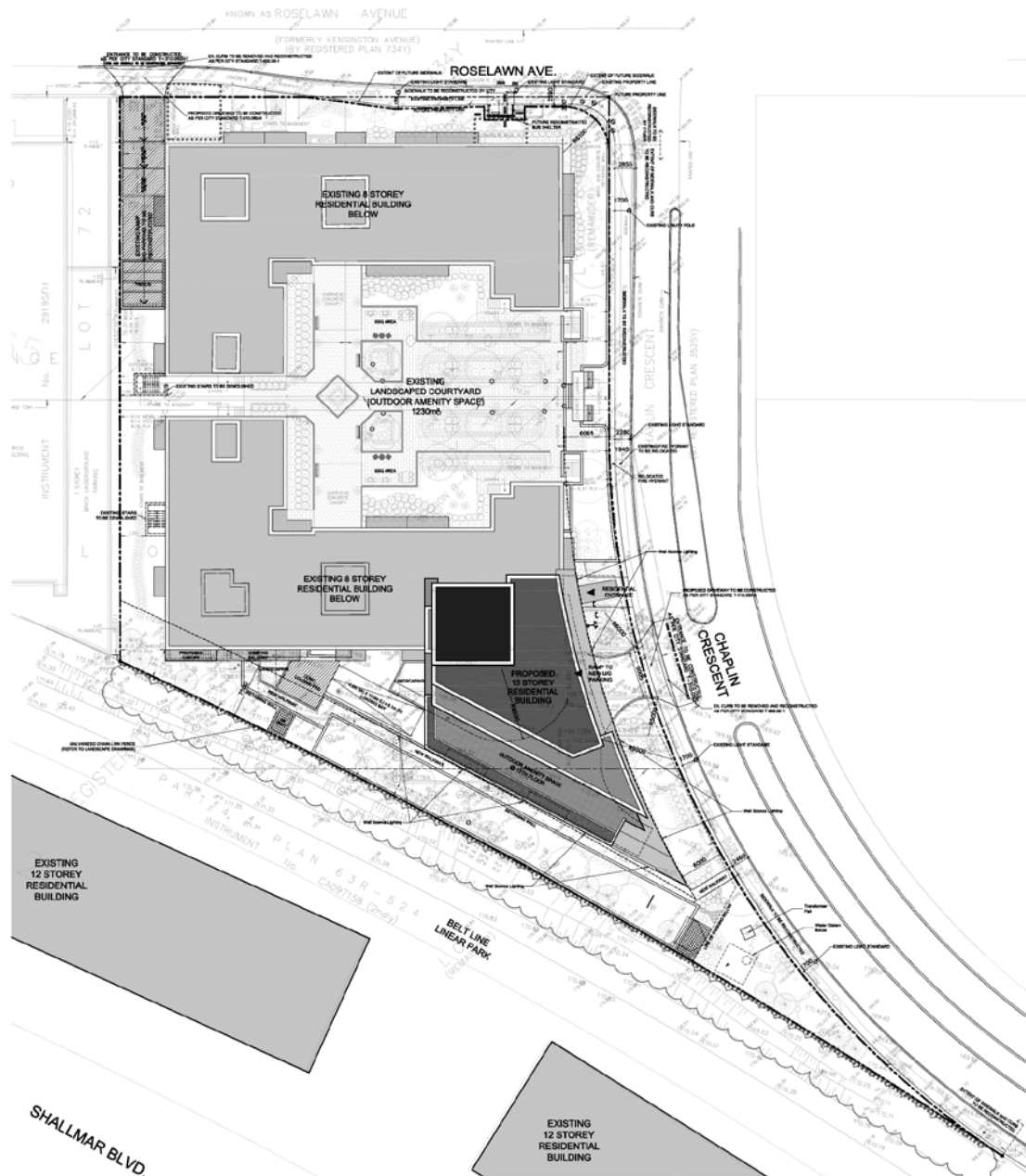
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2A:	East Elevation
Attachment 2B:	North Elevation
Attachment 2C:	South Elevation
Attachment 2D:	West Elevation
Attachment 3:	Official Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet
Attachment 6:	Draft Zoning By-law Amendment (By-law 438-86)
Attachment 7:	Draft Zoning By-law Amendment (By-law 569-2013)

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

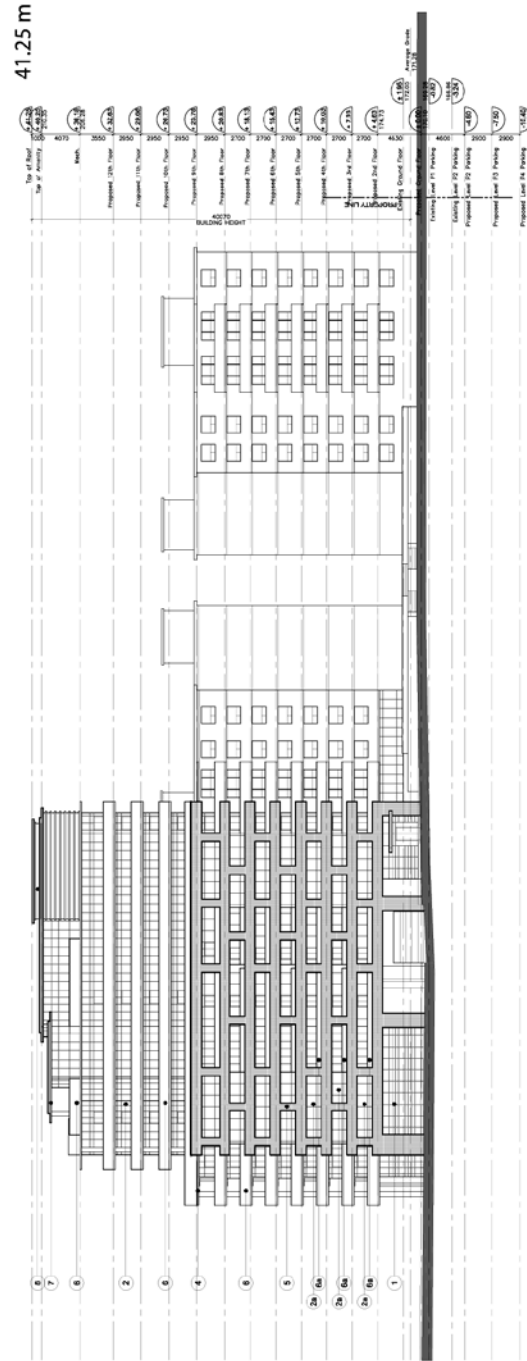
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12/08/2014



515-525 Chaplin Crescent

File # 09 199580 NNY 16 0Z

Attachment 2A: East Elevation

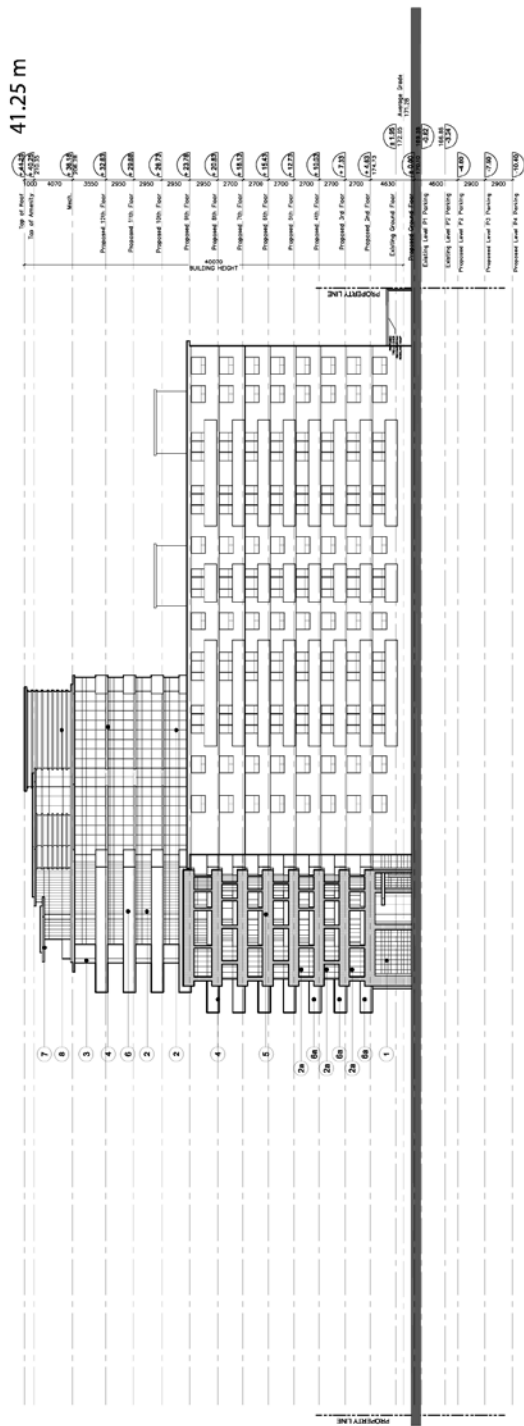


515-525 Chaplin Crescent

East Elevation
Applicant's Submitted Drawing
Not to Scale
12/08/2014

File # 09 199580 NNY 16.0Z

Attachment 2B: North Elevation



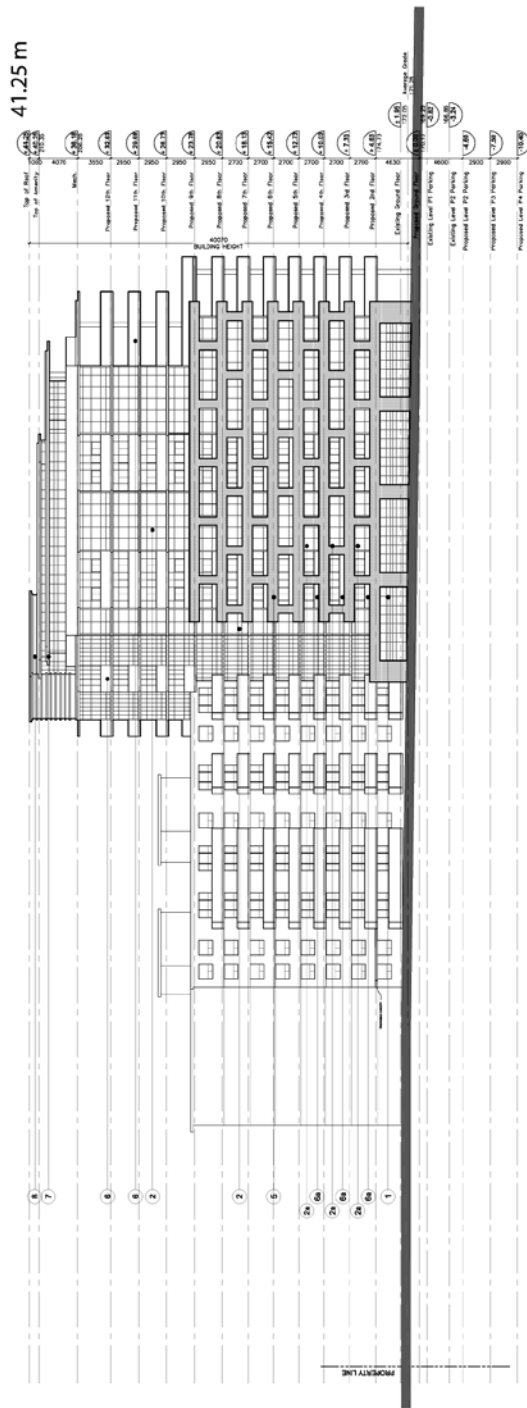
515-525 Chaplin Crescent

North Elevation
Applicant's Submitted Drawing

File # 09 199580 NNY 16 0Z

Not to Scale
12/08/2014

Attachment 2C: South Elevation

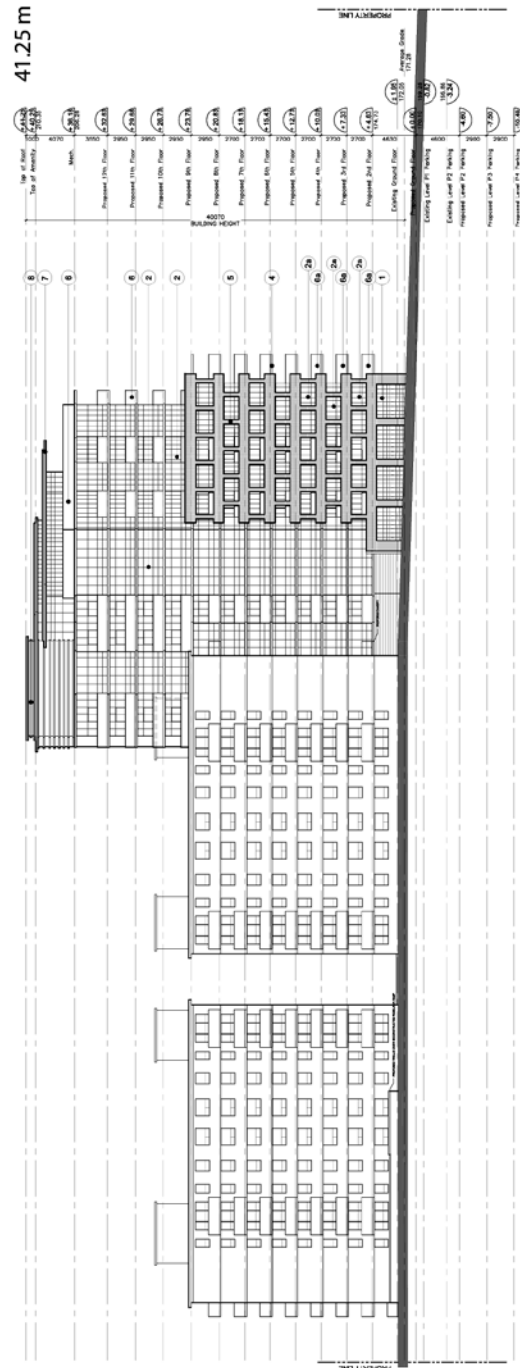


515-525 Chaplin Crescent

South Elevation
Applicant's Submitted Drawing
Not to Scale
12/08/2014

File # 09 199580 NNY 16 0Z

Attachment 2D: West Elevation



West Elevation

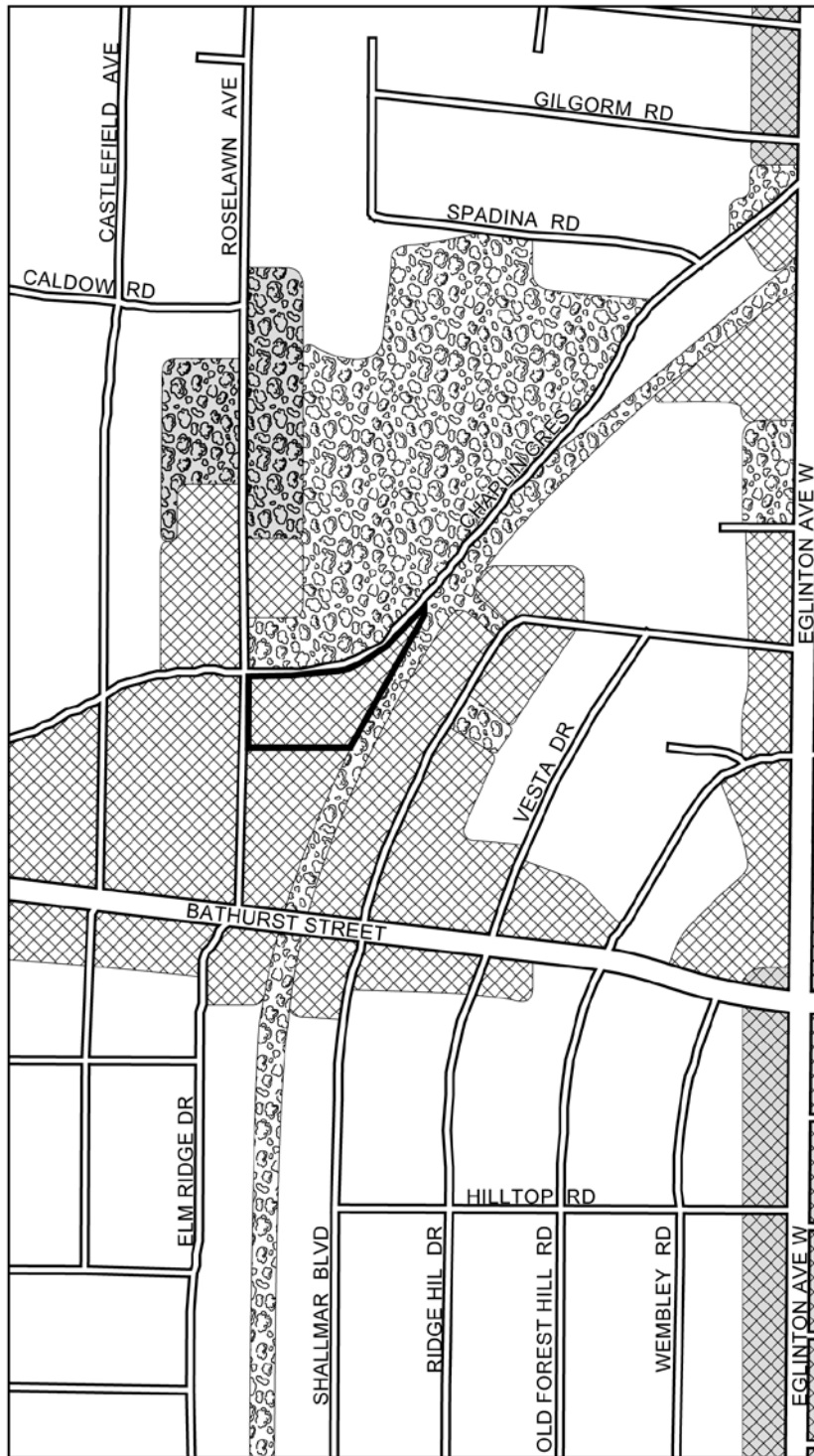
515-525 Chaplin Crescent

Applicant's Submitted Drawing

Not to Scale
12/08/2014

File # 09 199580 NNY 16 0 Z

Attachment 3: Official Plan



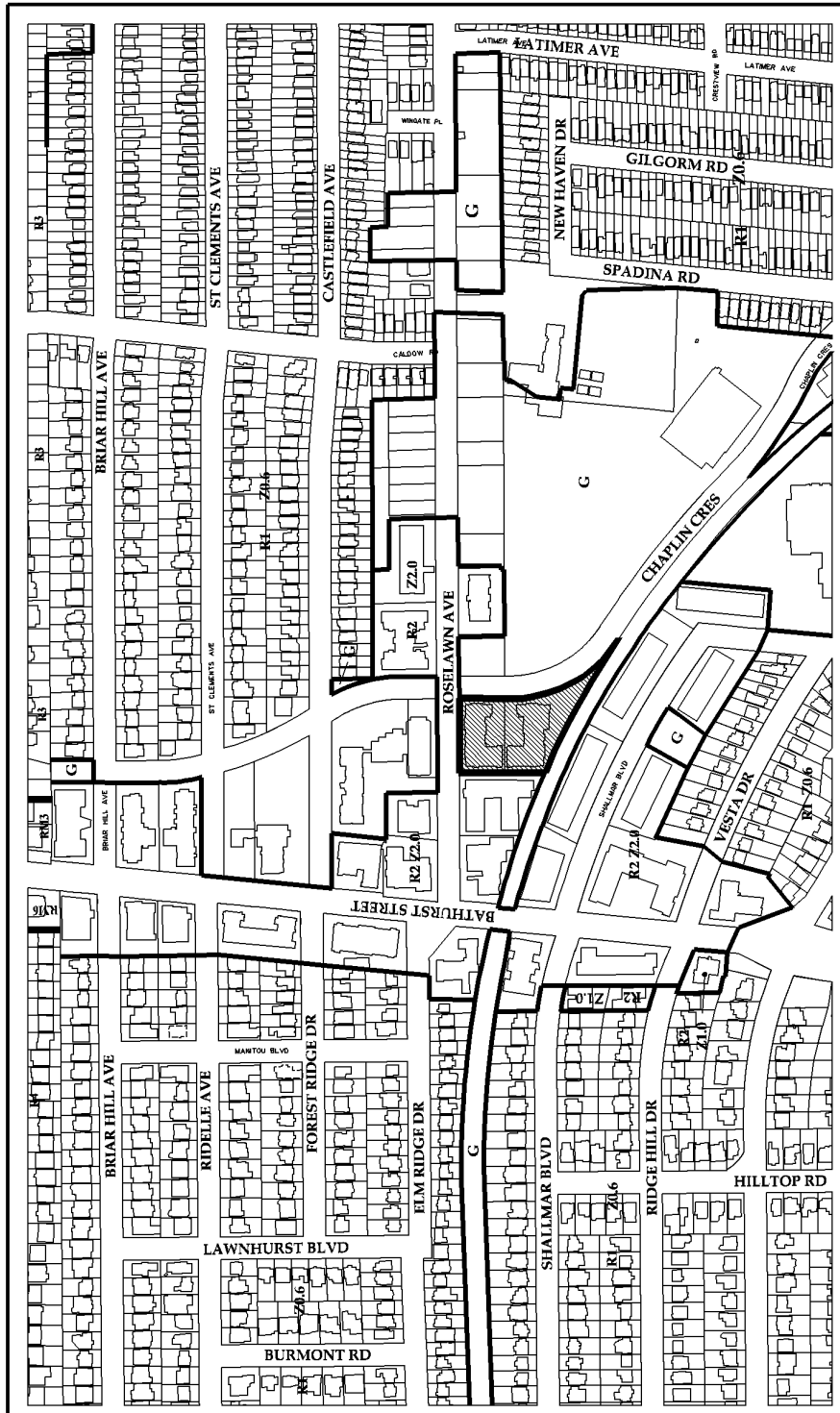
515 Chaplin Cres.

Toronto City Planning
Official Plan

File# 09_199580



Attachment 4: Zoning



Toronto City Planning
Zoning

515 Chaplin Cres.

File # 09_199580

RM3 Multiple-Family Dwellings Third Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
G Greenbelt Zone

R1 One-Family Detached Dwelling First Density Zone
R2 One-Family Detached Dwelling Second Density Zone
R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
Zoning Bylaw 7625
Extracted 01/29/2010

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	09 199580 NNY 16 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2009
Municipal Address:	515 CHAPLIN CRES		
Location Description:	PL 734 PT LTS 69 TO 71 PL 491 PT LTS 37 & 38 RP 66R335 LTS 1 & 2 **GRID N1606		
Project Description:	<p>The subject property contains two 8 storey residential apartment buildings that are linked by a below grade garage. The proposal is to construct an addition to the southern building (515 Chaplin Crescent) by adding 69 new units to the southeast end in an area of the site that contains a surface parking lot. There would be 18 existing rental units demolished and replaced by 18 new rental units plus an additional 69 rental units. The current building contains 221 units and the total unit count after construction would be 290 units. The proposed building height is 13 storeys with the roof being used for a mechanical penthouse and outdoor amenity area.</p>		

Applicant:

SGL Planning & Urban
Design Inc., 1547 Bloor
Street W., Toronto, On., M6P
1A5

Agent:

Architect:

Kirkor Architects 7 Planners
20 Martin Ross Avenue,
Toronto, On., M3J 2K8

Owner:

Eldebron Holdings Ltd.
525 Chaplin Crescent, ste
104, Toronto, ON M5N 2N1

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R2 Z2.0	Historical Status:	N
Height Limit (m):	34	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6798.7	Height:	Storeys:	13
Frontage (m):	66		Metres:	42.5
Depth (m):	110.1			
Total Ground Floor Area (sq. m):	3129.26			Total
Total Residential GFA (sq. m):	25220.21		Parking Spaces:	283
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	25220.21			
Lot Coverage Ratio (%):	46.03			
Floor Space Index:	3.71			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	18
1 Bedroom:	166
2 Bedroom:	105
3 + Bedroom:	1
Total Units:	290

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	25220.21	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** **John Andreevski, Senior Planner, 416-395-7097, jandree@toronto.ca**

Attachment 6: Draft Zoning By-law (By-law 438-86)

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

To amend Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known as 515 – 525 Chaplin Crescent

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 Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted 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 and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density is permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 438-86 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;

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

1. None of the provisions of Section 2 with respect to the definition of "*grade*", "*height*" or "*lot*", and Sections 4(2)(a), 4(4)(b), 4 (12), 4 (13), 4 (16), 6(1), 6(3) Part I 1., 6 (3) Part II, 6 (3) Part IV 2., 12 (1) 61, 12 (1) 320, and 12 (2) 274, of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures

in various areas of the City of Toronto” as amended, shall apply to prevent the erection and use of an *apartment building* or a *residential building* on the *lot*, provided that:

- (a) The *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
- (b) No portion of any building or structure above finished ground level or below grade is located otherwise than wholly within the area delineated by heavy lines as shown on Map 1, attached to and forming part of this By-law;

Gross Floor Area

- (c) The maximum gross floor area permitted is 25,300 square metres;

Number of Units

- (d) The maximum number of *dwelling units* permitted on the *lot* shall be 290.
- (e) A total of 18 *rental replacement dwelling units* shall be provided on the site pursuant to the conditions in Appendix 1.

Height

- (f) The height of any building or structure shall not exceed the height in metres specified by the numbers following the symbol "H" on Map 2, and the number of storeys specified by the number following the symbol "ST" on Map 2, attached to and forming part of this By-law;

Setbacks

- (g) The minimum yard setbacks for all buildings and structures in metres and the minimum separation distances in metres shall be as set out on Map 3, attached to and forming part of this By-law.

Amenity Space

- (h) Provide *residential amenity space* as follows:
 - a. Minimum of 216 square metres of outdoor *residential amenity space* located on top of the 12 storey of the building.
 - b. A minimum of 1,230 square metres of outdoor *residential amenity space* located as a courtyard at ground level in between the two existing *residential building*, the fixtures and finishing of which shall be secured in Appendix 1.
 - c. Minimum of 250 square metres of indoor *residential amenity space*.

Landscaped Open Space

- (i) Provide a minimum of 50% of the lot as *landscaped open space*.

Vehicle Parking

- (j) Vehicular access to the site and the underground parking garage may be provided from a driveway or ramp from one of or both Roselawn Avenue and Chaplin Crescent.
- (k) *Parking spaces* on the *lot* must be provided and maintained in accordance with the following minimum and maximum standards:
 - a. Bachelor *dwelling unit*: minimum 0.7 – maximum 1.0 spaces per unit.
 - b. 1-Bedroom *dwelling unit*: minimum 0.8 – maximum 1.2 spaces per unit.
 - c. 2-bedroom *dwelling unit*: minimum 0.9 – maximum 1.3 spaces per unit.
 - d. 3 or more bedroom *dwelling unit*: minimum 1.1 – maximum 1.6 spaces per unit.
- (l) Parking aisle driveway widths and *parking space* dimensions that existed on the *lot* on the date this By-law was enacted, shall be deemed to comply with the By-law.
- (m) Provide visitor *parking spaces* at a minimum rate of 0.15 spaces per unit for all *dwelling units* in excess of 203 *dwelling units*.
- (n) Provide a total of 8 visitor *parking spaces* for the 203 residential *dwelling units* that existing on the *lot* on the date this By-law was enacted.
- (o) Provide a minimum of 23 *parking spaces* with roughed-in conduits to allow for future electric outlets for plug-in electric vehicles.

Loading

- (p) Provide a minimum of one *loading space* on the *lot* that is a minimum of 4 metres in width, a minimum of 13 metres in length and has a minimum vertical clearance of 6.1 metres.

Bicycle Parking

- (q) Provide a minimum of 107 *bicycle parking spaces* for residents and a minimum of 13 *bicycle parking spaces* for visitors indoors.
- (r) Resident *bicycle parking spaces* shall be located:
 - a. on the first storey of the building;
 - b. on the second storey of the building;
 - c. on levels of the building below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by bicycle parking spaces, until all required bicycle parking spaces have been provided.
 - d. Notwithstanding clauses a. through c. above, a maximum of 55 bicycle parking spaces shall be permitted in the below grade parking garage on the second and third parking levels.

- (s) Required *bicycle Parking Spaces* for residents may not be located:
 - a. in a *dwelling unit*;
 - b. on a balcony; or
 - c. in a storage locker.
- (t) A *bicycle parking space* must comply with the following:
 - a. the minimum dimension of a *bicycle parking space* is:
 - i. minimum length of 1.8 metres;
 - ii. minimum width of 0.6 metres; and
 - iii. minimum vertical clearance from the ground of 1.9 metres; and
 - b. the minimum dimension of a *bicycle parking space* if placed in a vertical position on a wall, structure or mechanical device is:
 - i. minimum length or vertical clearance of 1.9 metres;
 - ii. minimum width of 0.6 metres; and
 - iii. minimum horizontal clearance from the wall of 1.2 metres; and
 - c. if a stacked *bicycle parking space* is provided, the minimum vertical clearance for each *bicycle parking space* is 1.2 metres.
 - d. An area used to provide *bicycle parking spaces* must have a minimum vertical clearance of:
 - i. 2.4 metres if it is a stacked *bicycle parking space*; and
 - ii. 1.9 metres in all other cases.

Definitions

- 3. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:
 - a) "*grade*" shall mean 171.3 metres Canadian Geodetic Datum.
 - b) "*rental replacement dwelling unit*" means a *dwelling unit* which replaces one of the rental units existing on the *lot* at the time of enactment of this by-law, as required pursuant to Section 111 of the *City of Toronto Act*, 2006, S.O. 2006, c. 11 as referenced in Appendix "1" of this By-law, and for the purposes of determining *rental replacement dwelling unit* type, a bedroom shall have an exterior window.
 - c) "*Bicycle Parking Space*" means an area used for parking or storing a bicycle.
 - d) "*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*.
- 4. Notwithstanding any severance, partition or division of the lands shown on Map 1, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

Section 37 Provisions

5. Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Map 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Appendix "1" hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

Where Appendix "1" of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Appendix "1" are satisfied.

6. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

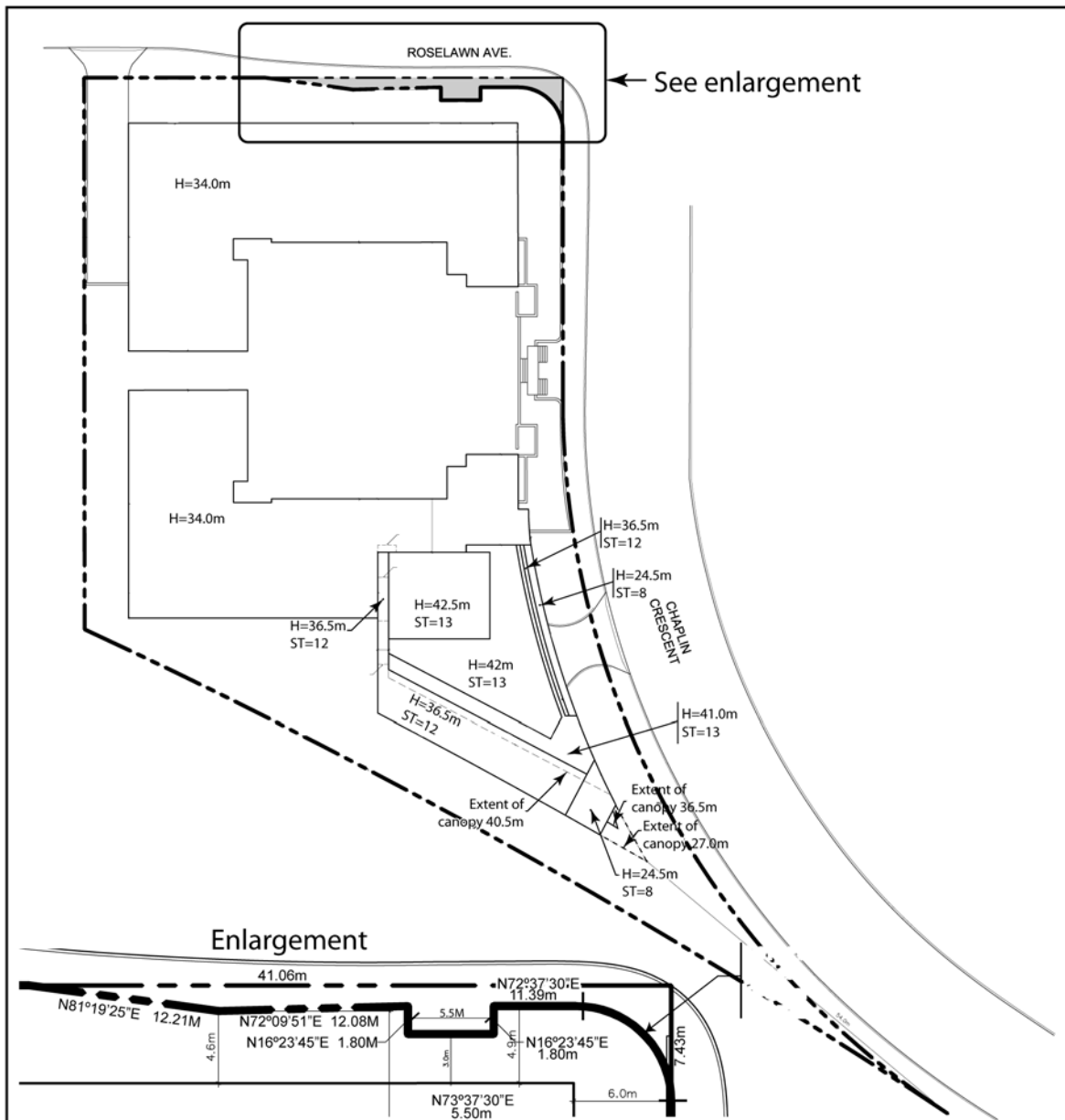
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





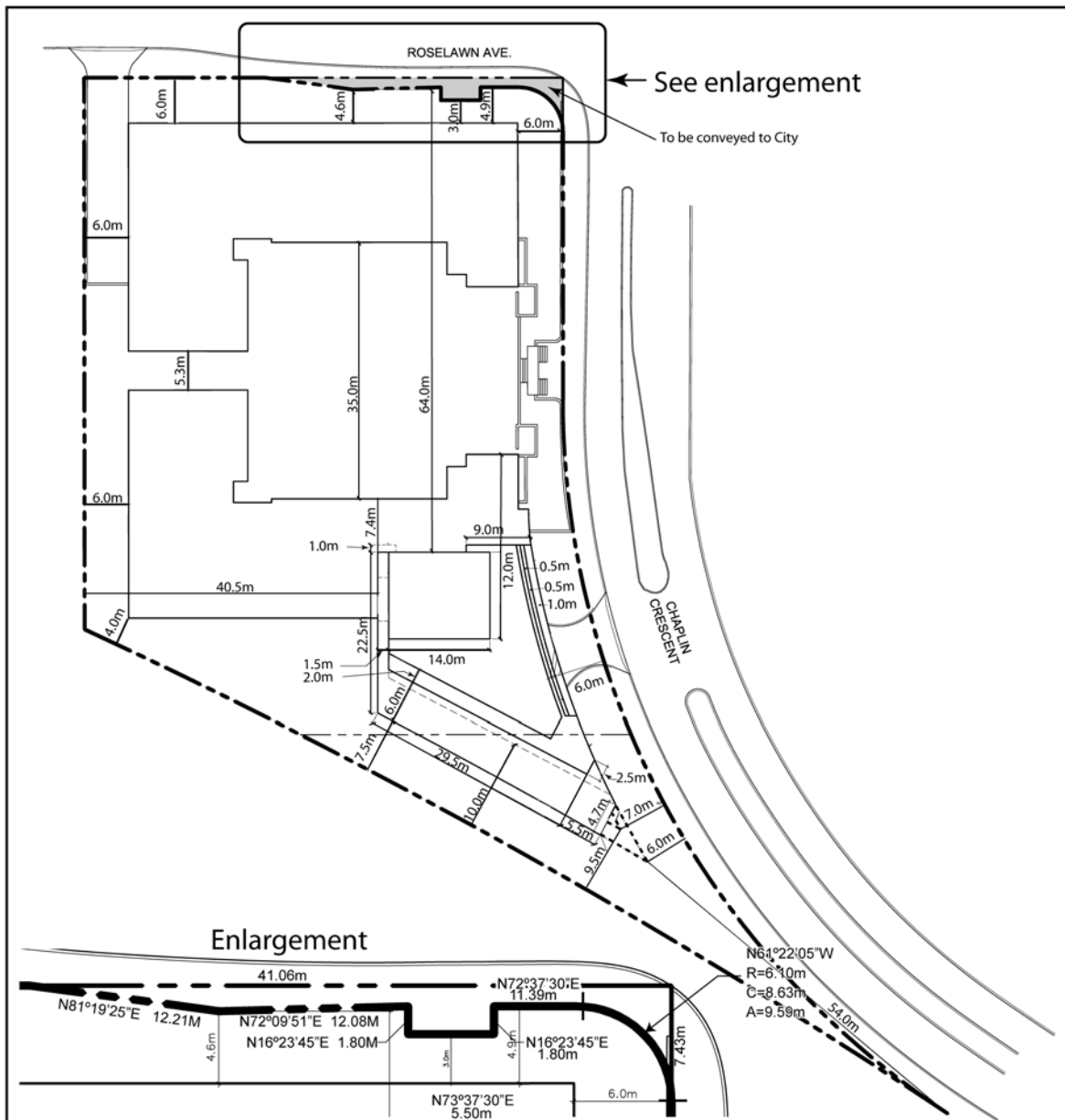
Toronto City Planning
Map 2

515 - 525 Chaplin Cres.

File # 09_199580 NNY 16 02

Approved by: John Andreevski

City of Toronto By-Law 438-86
Not to Scale
04/14/2015



TORONTO City Planning
Map 3

515 - 525 Chaplin Cres.

File # 09_199580 NNY 16 02

Approved by: John Andreevski

City of Toronto By-Law 438-86
Not to Scale
04/14/2015

Appendix "1"

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Map "1" in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to the issuance of the first building permit, including excavation or demolition permits, the owner shall provide a financial contribution in the amount of \$80,000.00 to be used for capital improvements to the Kay Gardner Beltline Park in the vicinity of the site. Improvements to the Park include, but are not limited to: improvement to the pedestrian crossing area at the Beltline intersection at Bathurst Street, trails and benches, added landscaping, and general parks improvements.
- (2) The financial contribution referred to in subsection (1) shall be indexed upwardly in accordance with the Statistics Canada [Non-Residential or Apartment Building-Construction Price Index for Toronto], calculated from the date of the Section 37 Agreement to the date the payment is made.
- (3) Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan and Tenant/Neighbourhood Communication Strategy, to the satisfaction of the Executive Director Construction and Engineering Services in consultation with the Chief Planner and Executive Director City Planning.
- (4) That all of the *dwelling units* on the lot shall be secured as rental tenure for twenty years and that thirty-seven (37) of the new *dwelling units* on the lot, that shall not include a *rental replacement dwelling unit*, be secured at Mid-range Rent for a period of not less than ten (10) years after first residential use.
- (5) The owner shall replace the existing rental apartment units to the satisfaction of City Council in accordance with standard practice and policies, as required. The terms regarding replacement will be secured in the Section 111 permit/agreement, zoning by-law amendment and Section 37 agreement(s), as required.
- (6) The *owner* shall provide and maintain not less than 18 new *rental replacement dwelling units* on the lot, comprising of at least nine (9) affordable rental *dwelling units* and at least nine (9) mid-range rental *dwelling units* with rents no higher than mid-range rents, which units must be of similar size to the units existing on the site at the date of this By-law, to the satisfaction of the City's Chief Planner and Executive Director, City Planning Division, subject to the following: the *rental replacement dwelling units* shall comprise eighteen (18) one-bedroom units; and the combined floor area of the 18 *rental replacement dwelling units* shall be not less than 1,161 square metres, all of the units shall all be larger than 60.4 square metres, with eight (8) units not less than 69.5 square metres.

- (7) The eighteen (18) *rental replacement dwelling units* shall be maintained as rental housing units for at least 20 years, beginning with the date each unit is occupied and until the *owner* obtains approval for a zoning by-law amendment removing the requirement for the replacement rental housing units to be maintained as rental units. No application may be submitted for condominium registration, or for any other conversion to non-rental housing purposes, or for demolition without providing for replacement during the 20 year period,
- (8) The *owner* shall provide and maintain affordable rents charged to the tenants who rent each of the nine (9) designated affordable *rental replacement dwelling units* during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type inclusive of basic utility costs, and upon turnover, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or 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.
- (9) The owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent each of the designated nine (9) new mid-range *rental replacement dwelling units* with mid-range rents during the first 10 years of occupancy, with mid-range rents on the same basis as Section 8 above except that maximum mid-range rent shall not exceed an amount that is 1.5 times the average market rent by unit type inclusive of basic utility costs.
- (10) Rents charged to tenants occupying a new *rental replacement dwelling unit* at the end of the 10-year period set forth in Sections 4, 8 and 9 above shall be subject only to 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 Section 4, 8 and 9 above with a phase-in period of at least three years to unrestricted rents.
- (11) Rents charged to tenants newly occupying a new replacement rental dwelling unit after the completion of the 10-year period set forth in Sections 4, 8, 9 and 10 will not be subject to restrictions by the City of Toronto under the terms of the Section 37 Agreement.
- (12) The owner shall provide a Tenant Relocation and Assistance Plan, and a Construction Mitigation and Tenant Communication Plan that requires the owner to provide for each tenant of a unit to be demolished, the right to return to a replacement rental unit, assistance that includes at least a moving allowance and other financial assistance, with provisions for tenants in adjacent units, including a 10% rent abatement, and special consideration for special needs tenants all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- (13) The owner shall provide and maintain at least 250 square metres of indoor amenity space for the tenants of the new and existing units, and at least 1,440 square metres of outdoor amenity space, without cost pass-through to the tenants at the time of construction, the

appointment and furnishing of all to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

- (14) In the event the cash contribution referred to in Section 1 *has* not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

Attachment 7: Draft Zoning By-law (By-law 569-2013)

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 515-525 Chaplin Crescent

Whereas Council of the City of Toronto has the authority to pursuant to 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*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted 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 and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law [clerks to insert #].
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to R (u290) (x1), as shown on Diagram 2 attached to By-law [clerks to insert #].
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.10 Exception Number 1 so that it reads:

Exception R (1)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 515-525 Chaplin Crescent, if the requirements this by-law are complied with, none of the provisions of 10.5.50.10 (4), 10.5.50.10 (5), 10.5.80.40 (3), 10.5.100.0 (5), 10.10.40.1 (2), 10.10.40.1 (5), 10.10.40.10 (1), 10.10.40.10 (3), 10.10.40.30 (1), 10.10.40.40 (1), 10.10.40.70, 10.10.40.80, 10.10.80.40 (2), Table 200.5.10.1, 230.5.1 and 230.5.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in this By-law;
- (B) The **lot** comprises the lands delineated by heavy lines on Diagram 1 of By-law [clerks to insert #];
- (C) The maximum **gross floor area** permitted is 25,300 square metres;
- (D) The maximum number of **dwelling units** permitted on the **lot** is 290;
- (E) A total of 18 rental replacement **dwelling units** must be provided on the site pursuant to the conditions in Schedule A of By-law [clerks to insert #];
- (F) The minimum yard setbacks for all **buildings** and **structures** in metres and the minimum separation distances in metres must not be less than that shown on Diagram 3, of By-law [clerks to insert #];
- (G) The height of any **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 4 of By-law [clerks to insert #]; and must not exceed the number of **storeys** specified by the number following the symbol "ST" on Diagram 4, of By-law [clerks to insert #];
- (H) Height must be measured from an **established grade** of 171.3 metres;
- (I) Residential **amenity space** must be provided as follows:
 - (i). a minimum of 250 square metres of indoor residential **amenity**

space;

- (ii). a minimum of 1,230 square metres of outdoor residential **amenity space** must be located as a courtyard at ground level in between the two existing residential **buildings**, the fixtures and finishing of which shall be secured in Schedule 1 of By-law [clerks to insert #]; and
- (iii). a minimum of 216 square metres of outdoor residential **amenity space** located on top of the 12th storey of the **building**;
- (J) A minimum of 50% of the **lot** must be **landscaped** open space;
- (K) Vehicular access to the site and the underground parking garage may be provided from a driveway or ramp from one of or both Roselawn Avenue and Chaplin Crescent;
- (L) **Parking spaces** on the **lot** must be provided and maintained in accordance with the following minimum and maximum standards:
 - (i). Bachelor **dwelling unit**: minimum 0.7 – maximum 1.0 spaces per unit;
 - (ii). 1-Bedroom **dwelling unit**: minimum 0.8 – maximum 1.2 spaces per unit;
 - (iii). 2-bedroom **dwelling unit**: minimum 0.9 – maximum 1.3 spaces per unit; and
 - (iv). 3 or more bedroom **dwelling unit**: minimum 1.1 – maximum 1.6 spaces per unit;
- (M) Parking aisle driveway widths and **parking space** dimensions that existed on the **lot** on the date this By-law was enacted, are deemed to comply with the By-law;
- (N) Provide visitor **parking spaces** at a minimum rate of 8 **parking spaces** plus 0.15 **parking spaces** for each **dwelling unit** in excess of 203 **dwelling units**;
- (O) Provide a minimum of 23 **parking spaces** with roughed-in conduits to allow for future electric outlets for plug-in electric vehicles;
- (P) Provide a minimum of one **type 'G' loading space** on the **lot**;
- (Q) Provide a minimum of 107 **long-term bicycle parking spaces** for residents and 13 **short-term bicycle parking spaces** for visitors indoors;
- (R) A maximum of 55 bicycle **long-term parking spaces** may be permitted in the below grade parking garage on the second and third parking levels;
- (S) For the purposes of this exception, a "rental replacement **dwelling unit**"

means a **dwelling unit** which replaces one of the rental units existing on the **lot** at the time of enactment of this by-law, as required pursuant to Section 111 of the *City of Toronto Act*, 2006, S.O. 2006, c. 11, as referenced in Schedule A of By-law [clerks to insert #], and for the purposes of determining "rental replacement **dwelling unit**" type, a bedroom shall have an exterior window;

- (T) Despite any severance, partition or division of the lands, these regulations shall continue to apply to the whole of the lands as if no severance, partition or division had occurred;
- (U) The owner shall not use, or permit the use of, a **building** or **structure** erected with an increase in height and/or density pursuant to regulations (A) to (T) above, unless all provisions of Schedule A of By-law [clerks to insert #] are satisfied; and
- (V) Prevailing By-laws and Prevailing Sections: (None).

4. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and/or density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 20##.

JOHN TORY
Mayor

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

Section 37 Provisions

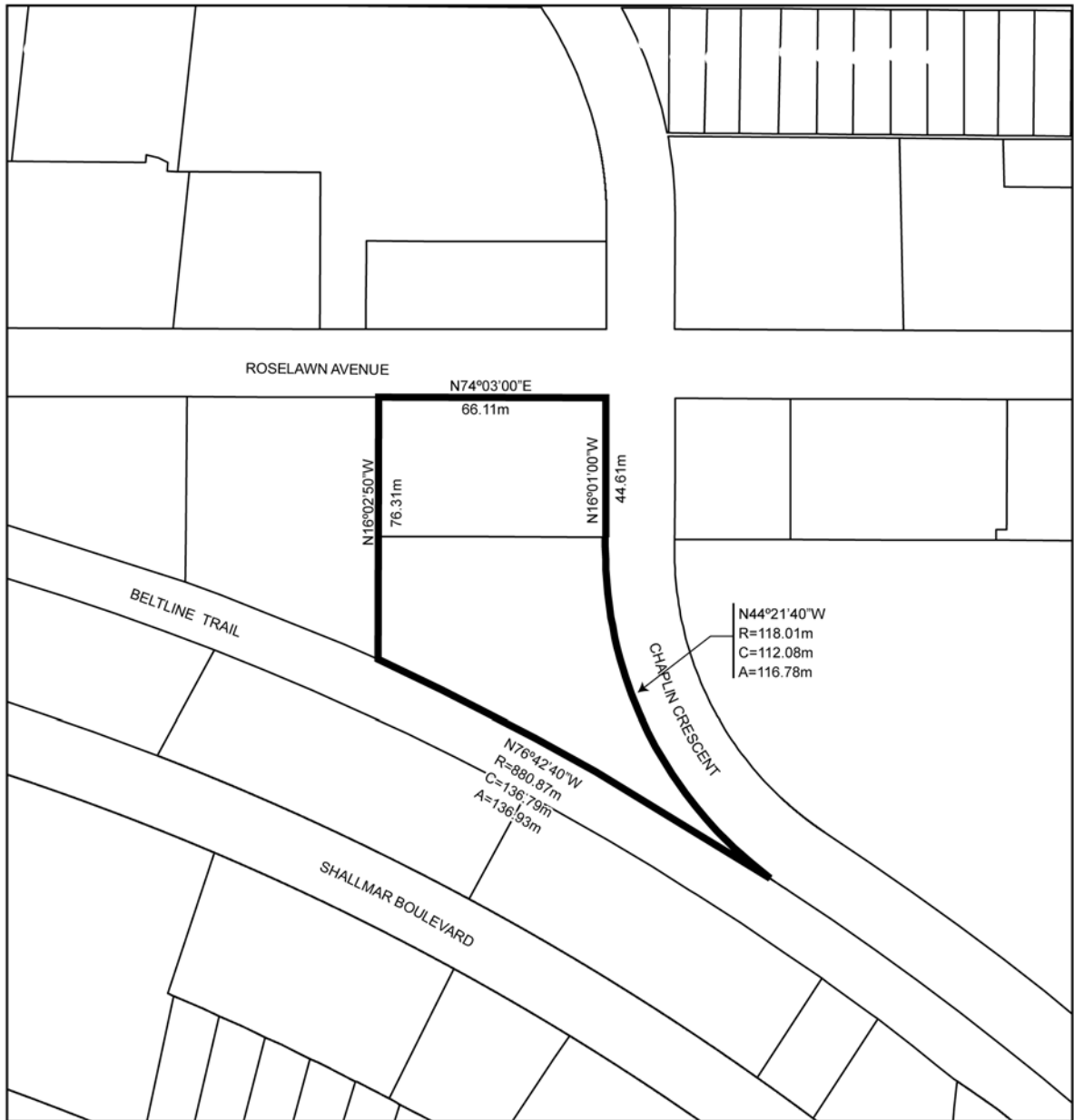
The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and/or density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to the issuance of the first building permit, including excavation or demolition permits, the owner shall provide a financial contribution in the amount of \$80,000.00 to be used for capital improvements to the Kay Gardner Beltline Park in the vicinity of the site. Improvements to the Park include, but are not limited to: improvement to the pedestrian crossing area at the Beltline intersection at Bathurst Street, trails and benches, added landscaping, and general parks improvements.
- (2) The financial contribution referred to in subsection (1) shall be indexed upwardly in accordance with the Statistics Canada [Non-Residential or Apartment Building-Construction Price Index for Toronto], calculated from the date of the Section 37 Agreement to the date the payment is made.
- (3) Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan and Tenant/Neighbourhood Communication Strategy, to the satisfaction of the Executive Director Construction and Engineering Services in consultation with the Chief Planner and Executive Director City Planning.
- (4) That all of the **dwelling units** on the lot shall be secured as rental tenure for twenty years and that thirty-seven (37) of the new **dwelling units** on the lot, that shall not include a rental replacement **dwelling unit**, be secured at Mid-range Rent for a period of not less than ten (10) years after first residential use.
- (5) The owner shall replace the existing rental apartment units to the satisfaction of City Council in accordance with standard practice and policies, as required. The terms regarding replacement will be secured in the Section 111 permit/agreement, zoning by-law amendment and Section 37 agreement(s), as required.
- (6) The owner shall provide and maintain not less than 18 new rental replacement **dwelling units** on the **lot**, comprising of at least nine (9) affordable rental **dwelling units** and at least nine (9) mid-range rental **dwelling units** with rents no higher than mid-range rents, which units must be of similar size to the units existing on the site at the date of this By-law, to the satisfaction of the City's Chief Planner and Executive Director, City Planning Division, subject to the following: the rental replacement **dwelling units** shall comprise eighteen (18) one-bedroom units; and the combined floor area of the 18 rental replacement **dwelling units** shall be not less than 1,161 square metres, all of the units shall all be larger than 60.4 square metres, with eight (8) units not less than 69.5 square metres.
- (7) The eighteen (18) rental replacement **dwelling units** shall be maintained as rental housing units for at least 20 years, beginning with the date each unit is occupied and until

the owner obtains approval for a zoning by-law amendment removing the requirement for the replacement rental housing units to be maintained as rental units. No application may be submitted for condominium registration, or for any other conversion to non-rental housing purposes, or for demolition without providing for replacement during the 20 year period,

- (8) The owner shall provide and maintain affordable rents charged to the tenants who rent each of the nine (9) designated affordable rental replacement **dwelling units** during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type inclusive of basic utility costs, and upon turnover, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or 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.
- (9) The owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent each of the designated nine (9) new mid-range rental replacement **dwelling units** with mid-range rents during the first 10 years of occupancy, with mid-range rents on the same basis as Section 8 above except that maximum mid-range rent shall not exceed an amount that is 1.5 times the average market rent by unit type inclusive of basic utility costs.
- (10) Rents charged to tenants occupying a new rental replacement **dwelling unit** at the end of the 10-year period set forth in Sections 4, 8 and 9 above shall be subject only to 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 Section 4, 8 and 9 above with a phase-in period of at least three years to unrestricted rents.
- (11) Rents charged to tenants newly occupying a new replacement rental **dwelling unit** after the completion of the 10-year period set forth in Sections 4, 8, 9 and 10 will not be subject to restrictions by the City of Toronto under the terms of the Section 37 Agreement.
- (12) The owner shall provide a Tenant Relocation and Assistance Plan, and a Construction Mitigation and Tenant Communication Plan that requires the owner to provide for each tenant of a unit to be demolished, the right to return to a replacement rental unit, assistance that includes at least a moving allowance and other financial assistance, with provisions for tenants in adjacent units, including a 10% rent abatement, and special consideration for special needs tenants all to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- (13) The owner shall provide and maintain at least 250 square metres of indoor **amenity space** for the tenants of the new and existing units, and at least 1,440 square metres of outdoor **amenity space** the appointment and furnishing of all to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

- (14) In the event the cash contribution referred to in Section 1 has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.



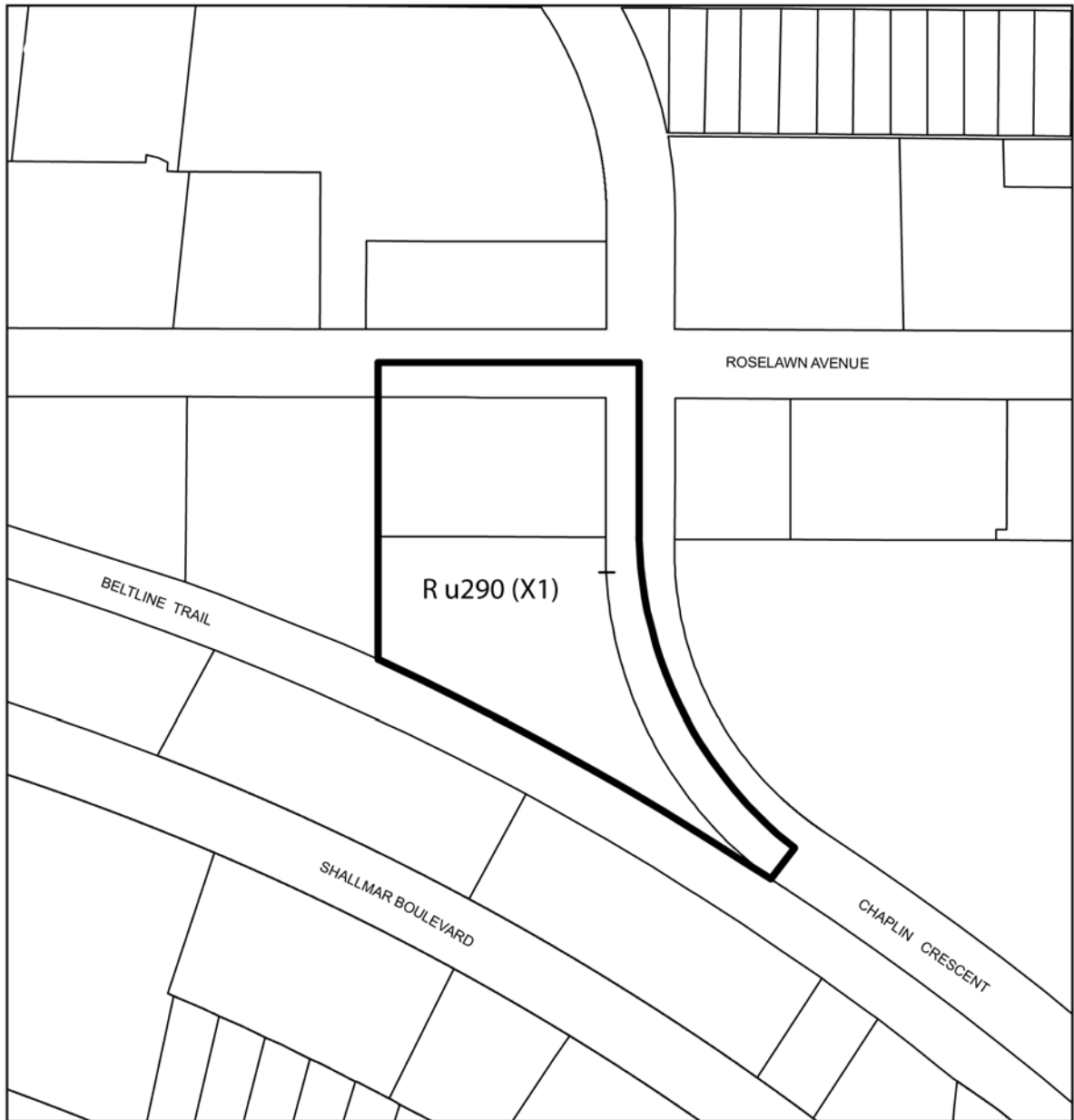
Toronto City Planning
Diagram 1

515 - 525 Chaplin Cres.

File # 09 199580 NNY 16 0Z

Approved by: John Andreevski

City of Toronto By-Law 569-2013
Not to Scale
4/14/2015




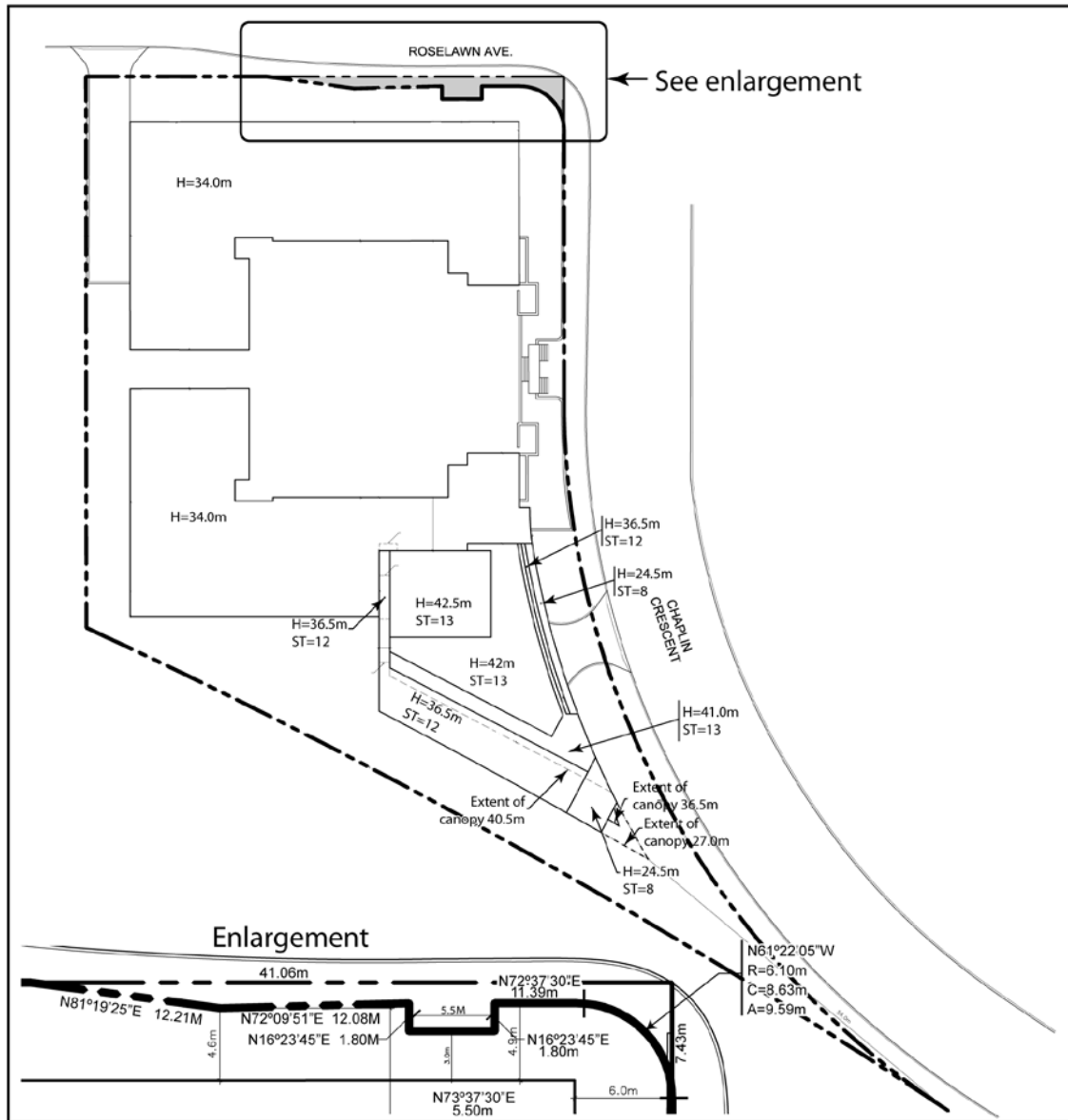
Toronto City Planning
Diagram 2

515 - 525 Chaplin Cres.

File # 09 199580 NNY 16 0Z

Approved by: John Andreevski


 City of Toronto By-Law 569-2013
 Not to Scale
 4/14/2015



Toronto City Planning
Diagram 4

515 - 525 Chaplin Cres.

File # 09_199580 NNY 16 02

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