

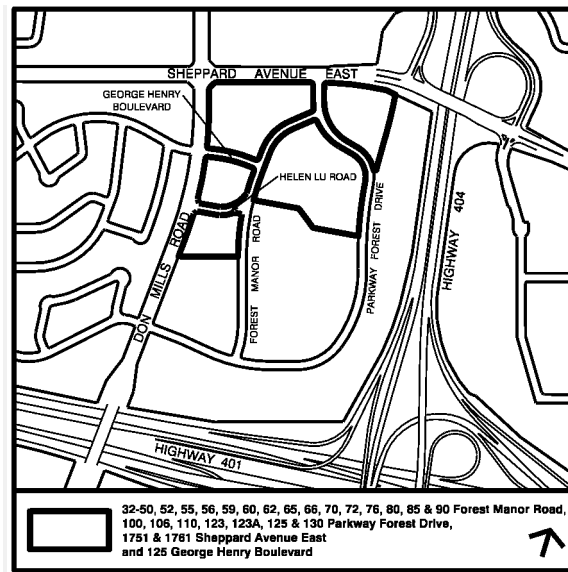
**32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90
Forest Manor Road, 100, 106, 110, 123, 123A, 125 and
130 Parkway Forest Drive, 1751 and 1761 Sheppard
Avenue East and 125 George Henry Boulevard
Zoning By-law Amendment Application – Final Report**

| | |
|--------------------------|---|
| Date: | October 23, 2015 |
| To: | North York Community Council |
| From: | Director, Community Planning, North York District |
| Wards: | Ward 33 – Don Valley East |
| Reference Number: | 15 179745 NNY 33 OZ |

SUMMARY

A zoning by-law amendment application has been filed requesting removal of the third holding symbol (“H-3”) that applies to the redevelopment of certain lands in the Parkway Forest neighbourhood located in the area south of Sheppard Avenue East and east of Don Mills Road. The Official Plan policies for the Parkway Forest neighbourhood contemplate removal of five holding symbols when specific conditions have been satisfied by the applicant.

The removal of the "H-3" holding symbol from the implementing zoning by-law will enable the 24-storey, 263-unit (Phase 4B/Building B2) and 33-storey, 333-unit (Phase 4C/Building B3) apartment buildings on the Block "B" lands (located on the east side of Don Mills Road and south of Sheppard Avenue East) to proceed in accordance with the underlying zoning.



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This report reviews and recommends approval of the application to amend Zoning By-law No. 342-2015, to remove holding symbol "H-3" and associated provision from the lands.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 342-2015(OMB) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4, to remove the "H-3" holding symbol from lands in the Parkway Forest neighbourhood.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 15, 2008, Official Plan Amendment No. 579 to the former City of North York Official Plan and Zoning By-law No. 865-2008(OMB) were approved by the Ontario Municipal Board (OMB). The planning instruments implemented City Council's settlement on the revitalization of lands in the Parkway Forest community located in the area south of Sheppard Avenue East and east of Don Mills Road. The redevelopment called for the demolition and replacement of 332 rental units and the construction of 2,200 condominium units in a series of buildings ranging from 7 to 36 storeys in height.

The revitalization is phased over a number of years. A copy of the phasing plan is attached as Attachment 1: Master Site Plan. The implementing zoning by-law appended five holding symbols ("H") to the lands that set out conditions to be met prior to the removal of a specific holding provision. The conditions deal with matters pertaining to transportation, traffic management and the construction of the new community centre/child care facility. The holding symbols attached to Zoning By-law No. 865-2008(OMB) are removed by City Council by way of an amendment to the zoning by-law, once the specific conditions associated with a holding symbol have been satisfied.

On November 27, 28 and 29, 2012, City Council enacted Zoning By-law No. 1645-2012 to remove the first holding symbol ("H-1") thereby leaving four remaining holding symbols on the lands. The removal of the "H-1" holding symbol and associated provisions enabled the 29-storey, 404-unit condominium apartment building along the Don Mills Road frontage of Block A (Phase 3A on Attachment 1) to proceed in accordance with the underlying zoning.

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On January 15, 2014, North York Community Council considered a Preliminary Report on a rezoning application to permit 600 additional dwelling units on the lands as well as amendments to the four remaining holding ("H") symbols ("H-2", "H-3", "H-4" and "H-5"). Community Council adopted the staff recommendations and further requested Planning staff to schedule a community consultation meeting on one of the applicant's requests under the application to amend the "H-2" holding symbol and bring forward a report on the request to the February 25, 2014 meeting of Community Council.

On March 20, 2014, City Council enacted Zoning By-law No. 267-2014 to change the pre-condition to the removal of the "H-2" holding symbol (H). City Council also enacted Zoning By-law No. 268-2014 to remove the second holding symbol ("H-2") from Zoning By-law 865-2008(OMB) thereby leaving three remaining holding symbols ("H-3", "H-4" and "H-5") on the lands. The removal of the "H-2" holding symbol and associated provisions enabled the 25-storey, 316-unit condominium apartment building and 11-unit, 3-storey townhouses on the southern portion of Block A (Phase 3B on Attachment 1) to be completed in accordance with the underlying zoning.

On August 25, 2014 City Council refused the applicant's rezoning application to accommodate 600 additional dwelling units on the lands on the basis the proposal did not address the City's built form and public realm policies in the Official Plan. City Council directed City staff to continue discussions with the applicant in an attempt to resolve and settle the matters set out in the staff report in advance of the 2-day hearing scheduled October 2, 2014.

On October 2, 2014, the OMB approved a settlement and on January 21, 2015, the OMB issued its Order approving Zoning By-law No. 342-2015(OMB), an implementing by-law that replaced the initial Zoning By-law No. 865-2008(OMB). The new zoning by-law sets out performance standards to accommodate the approved building heights and built forms on Blocks B and C and permits 591 additional dwelling units within Parkway Forest (an increase from 2,200 to 2,791 units). There were no amendments to the zoning by-law with respect to maximum gross floor area and density.

ISSUE BACKGROUND

Proposal

The applicant has submitted a zoning by-law amendment application to amend Zoning By-law No. 342-2015(OMB) to remove the "H-3" holding symbol and associated provision that applies to the remaining residential development on the easterly and southerly portions of the Block B lands (bounded by Don Mills Road, George Henry Boulevard, Forest Manor Road and Helen Lu Road).

The removal of the "H-3" holding symbol and associated provision will enable the 24-storey, 263-unit (Phase 4B/Building B2), and 33-storey, 333-unit (Phase 4C/Building

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B3), apartment buildings together with 1,195 m² of grade related retail space on the Block "B" lands (see Attachment 1: Master Plan and Attachment 2: Site Plan Block B) to proceed in accordance with the underlying zoning.

Site and Surrounding Area

The Parkway Forest neighbourhood is currently comprised of apartment buildings with heights up to 36 storeys and a series of townhouse developments. The apartments are characteristic of towers in the park, with extensive open space, mature trees and surface parking surrounding the buildings. The majority of the residences in the neighbourhood are rental units. At the centre of the neighbourhood is a public park and an elementary school (Forest Manor Public School).

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

North: Sheppard Avenue East, then Fairview Mall;
South: Highway 401, then a neighbourhood of high rise apartments with building heights up to 26 storeys in the Graydon Hall community;
East: Highway 404, then Consumers Road Business Park;
West: Don Mills Road, then single family dwellings.

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

The revitalization of this area calls for the demolition and replacement of 332 rental units and the construction of 2,791 new dwelling units in a series of buildings ranging from 7 to 36 storeys in height. The development will be phased over a number of years. To date, all 332 rental replacement units have been provided in three buildings comprising two 7-storey rental apartment buildings (with ground floor community agency space) at the corners of Sheppard Avenue East and Parkway Forest Drive (Blocks A and D) and a 7-storey rental apartment building/townhouse development on the east side of Forest Manor Road (on Block E). It should be noted that all tenants affected by rental demolition have either relocated to the recently completed buildings in the community or have opted to receive a financial relocation package stipulated in the Section 37 Agreement.

Construction is nearing completion on the remaining condominium development located on Block A and construction is now underway on a 19-storey, 188-unit, rental apartment

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building and 10 townhouse units (both initially proposed as condominiums) on Block D (Phase 4A) and the first phase of condominium residential development on Block B comprising a 7-to 13-storey, 245-unit apartment building along the Don Mills Road frontage (Building B1 shown on Attachment 2: Site Plan).

The revitalization of the Parkway Forest community also includes 804 m² of community agency space that has been provided on the ground floors of the rental apartment building at both corners of Sheppard Avenue East and Parkway Forest Drive and a recently opened public road (Helen Lu Road) that connects Forest Manor Road to a new signalized intersection at Don Mills Road. The development also features a series of colorful public art installations throughout the community designed by Canadian artist Douglas Copeland.

Official Plan

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

The Official Plan contains policies that provide direction and criteria on site design matters pertaining to the location and organization of buildings, vehicle parking, access locations and service areas. The Secondary Plan for the area provides further direction on these matters.

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

http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf

Sheppard East Subway Corridor Secondary Plan

The Secondary Plan contains policies that are area-specific and at a greater level of detail than those in the Official Plan.

Parkway Forest is located in the Don Mills Node of the Secondary Plan. The Plan assigns a maximum density of 3.5 FSI on the *Mixed Use Areas* lands along Don Mills Road and Sheppard Avenue East (Blocks A, B, C and D) and 1.9 FSI on the central lands designated *Apartment Neighbourhoods* (Block E) bounded by Parkway Forest Park, Parkway Forest Drive and Forest Manor Road, as indicated on Map 9-2 of the Plan.

In addition to the general policies of the Secondary Plan, Parkway Forest is subject to the area specific development policies of *Section 4.2.8*. Within this community the highest densities are to be located in close proximity to the Don Mills Subway Station and to a lesser extent along the Don Mills Road and Sheppard Avenue East frontages. Lower densities are to be located towards the interior of the community around the public park.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at: http://www.toronto.ca/planning/official_plan/pdf_secondary/9_sheppard_subway_aug2007.pdf

Zoning

The lands are zoned RM6(168)A (H-1)(H-2)(H-3)(H-4)(H-5) by site specific Zoning By-law No. 342-2015(OMB). The zoning establishes performance standards for residential development on five development blocks in the Parkway Forest neighbourhood. This application is related to the second and third phases of residential development on Block B (Phase 4B and 4C) which is bounded by Don Mills Road, George Henry Blvd, Forest Manor Rd and Helen Lu Road. Permitted uses on the Block B lands include apartment house dwellings and grade related commercial uses.

As a pre-condition to the removal of the "H-3" holding symbol the owner must have completed the community centre/child care facility.

Pre-conditions for the removal of the two remaining holding symbols include matters pertaining to the completion of the outdoor swimming pool, accessory building and parkland enhancements, parkland dedication and further traffic analysis.

Site Plan Control

As noted, previously, the subject amendment application affects the second and third phases (Phases 4B and 4C) of residential development on Block B located in the area south of Sheppard Avenue East on the east side of Don Mills Road (see Attachment 1: Master Plan).

On August 20, 2015 the applicant filed a Site Plan Application for the second phase of residential development (Phase 4B/Building B2) and on October 6, 2015 a Site Plan application was filed for the third phase (Phase 4C/Building B3) of residential development (see Attachment 2: Site Plan Block B). Both applications are currently under review.

Reasons for Application

The "H-3" holding symbol needs to be removed from the zoning by-law to enable the 24-storey, 263-unit (Phase 4B/Building B2), and 33-storey, 333-unit (Phase 4C/Building B3), apartment buildings on the Block "B" lands to proceed in accordance with the underlying zoning.

Agency Circulation

Planning staff consulted with the appropriate City Divisions on the application. Given the nature of the application, specifically, the pre-condition for the removal of the "H-3" holding symbol, planning staff have consulted with Parks, Forestry & Recreation staff.

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COMMENTS

Five holding ("H") symbols have been placed over the implementing zoning by-law to ensure the necessary transportation improvements, the community agency space along Sheppard Avenue East, and the new community centre/child care facility and outdoor swimming pool will be provided in a timely manner as the new resident population moves into the area. Certain criteria must be satisfied before building permits can be issued for various phases of residential development to proceed. This application deals with the removal of the "H-3" symbol to enable the second and third residential phases on the Block B lands to proceed in accordance with the underlying zoning.

As a pre-condition to the removal of the "H-3" holding symbol the owner must have completed the community centre/child care facility. Parks, Forestry & Recreation staff has confirmed the pre-condition has been satisfied by the applicant. Parkway Forest Community Centre officially opened on September 19, 2015. Accordingly, this report is recommending the removal of the holding symbol and associated pre-condition from the implementing zoning by-law. The draft zoning by-law is attached to this report as Attachment 4.

The community centre/child care facility is located on City owned parkland along Forest Manor Road in the area north of Forest Manor Public School (Phase 3A on Attachment 1: Master Plan). Construction is currently underway on the next phase of public facilities including the outdoor swimming pool, accessory building and parkland enhancements (Phase 3C on Attachment 1: Master Plan). Construction was phased to accommodate the continuous operation and seamless relocation of a child care facility that existed within the community to the new community centre. The second phase is located in the area north and east of the community centre/child care facility on lands that will be conveyed to the City (through the removal of the "H-4" symbol). Completion is anticipated in the third quarter of 2016.

The community centre has a gross floor area of approximately 4,928m² (53,044 ft²) comprising 4,082m² (43,938ft²) of space dedicated for community recreation space with the remaining 846m² (9,106 ft²) dedicated for childcare space. The new childcare facility serves 82 children, ranging from infants to preschoolers. The recreation component of the centre includes multi-purpose rooms and meeting rooms, a gymnasium, walking track, fitness centre, office space, change rooms and kitchen. The centre was designed and constructed at no 'capital cost' to the City and funded through Section 37 benefits. Surface parking is also provided at no 'capital cost' to the City on the community centre site as well as, along the adjacent private road to be constructed by the applicant.

Conclusion

It is appropriate for Council to amend Zoning By-law No. 342-2015(OMB), to remove the "H-3" holding symbol from lands in the Parkway Forest neighbourhood.

Planning staff, in consultation with Parks, Forestry & Recreation staff, are satisfied that the criterion for removal of the holding symbol set out in the site specific Zoning By-law and Official Plan has been satisfied by the applicant.

CONTACT

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Fax No. (416) 395-7155

E-mail: sforrest@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Master Plan

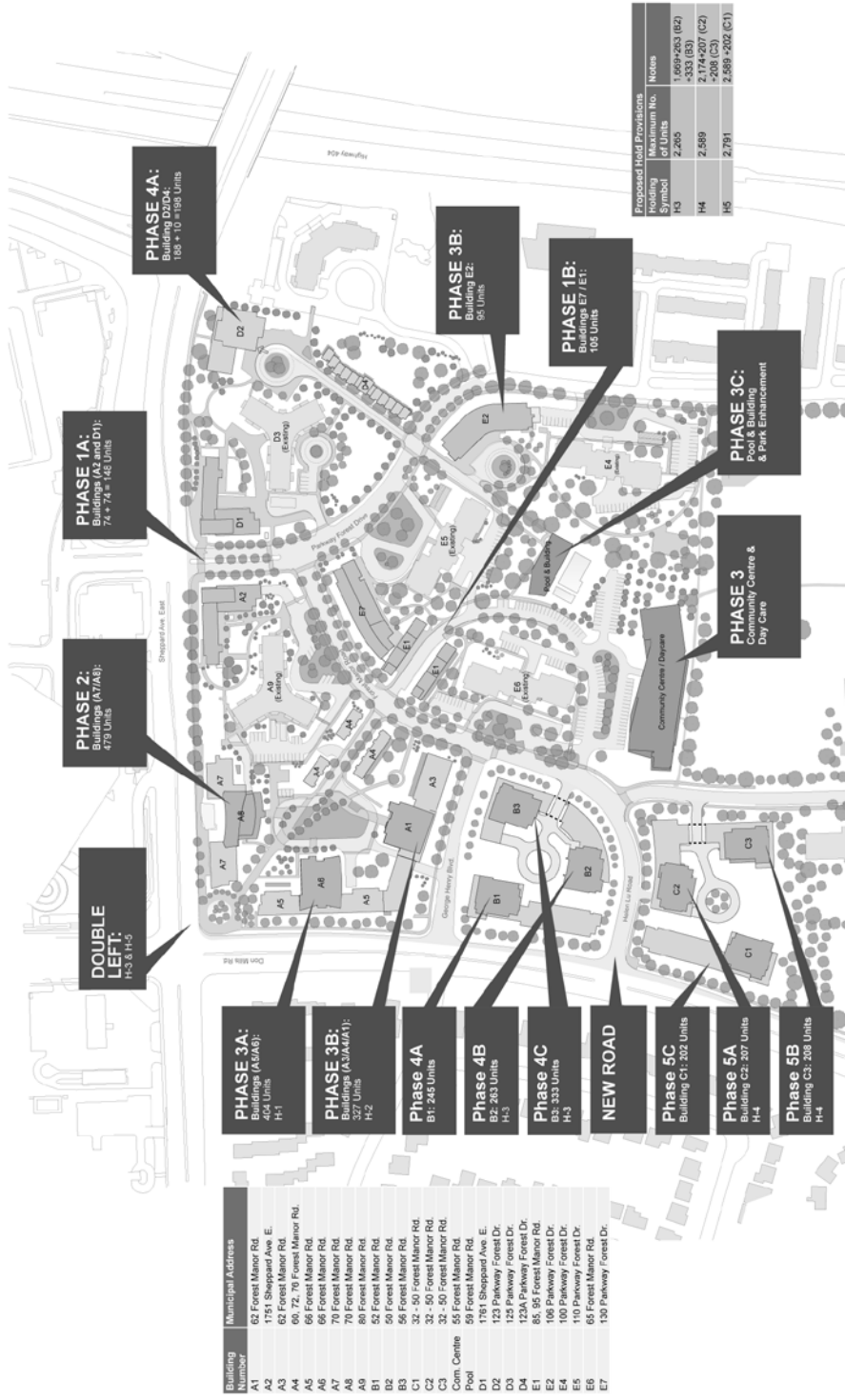
Attachment 2: Site Plan – Block B

Attachment 3: Zoning

Attachment 4: Draft Zoning By-law Amendment

Attachment 5: Application Data Sheet

Attachment 1: Master Plan

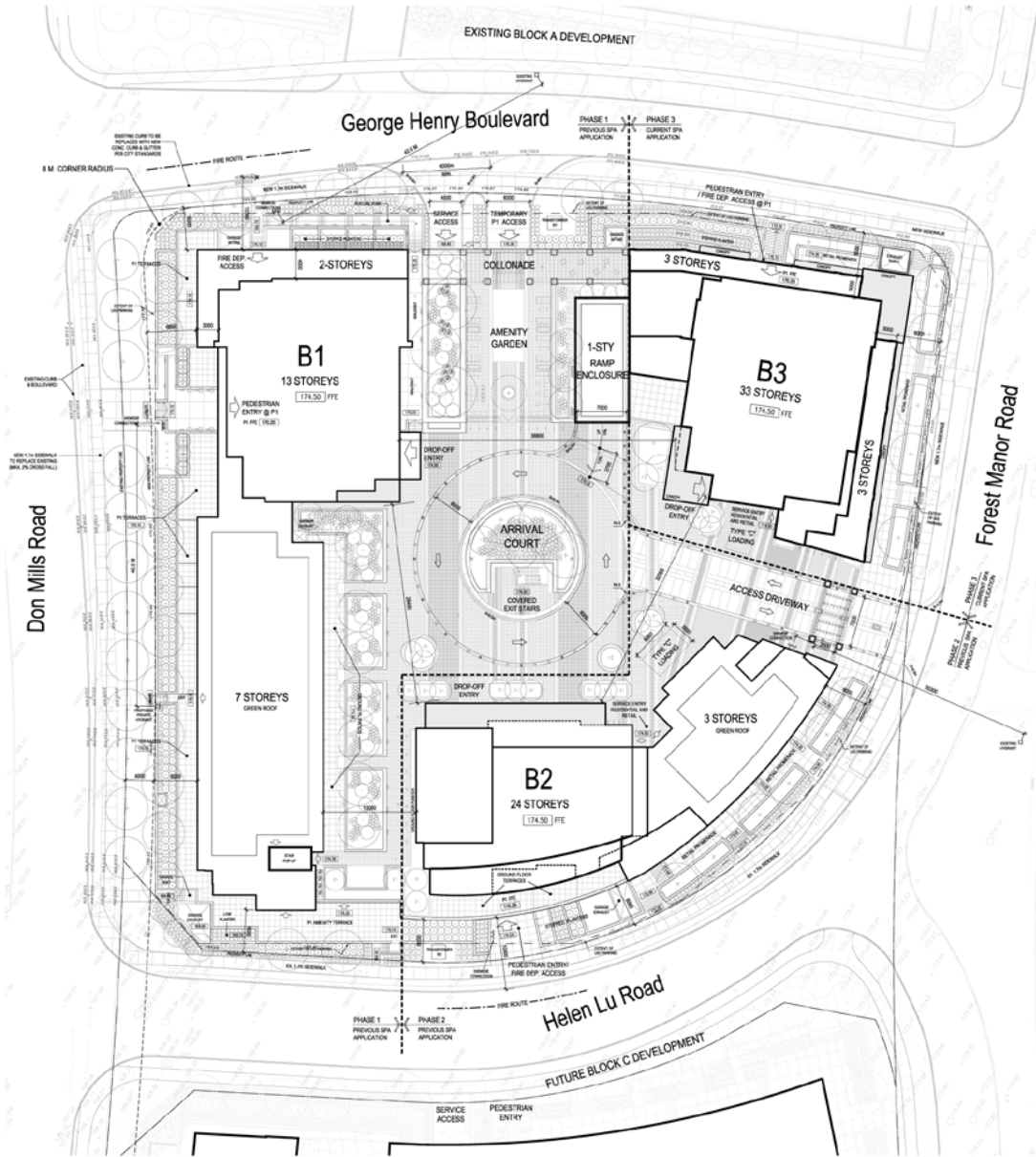


Master Plan
 Applicant's Submitted Drawing
 Not to Scale
 10/19/2015

32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road,
 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive,
 1751 & 1761 Sheppard Avenue East
 and 125 George Henry Boulevard
 File # 15 179745 NNY 33 0Z

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Attachment 2: Site Plan – Block B



Site Plan - Block B

Applicant's Submitted Drawing

Not to Scale

10/19/2015

32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road,
 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive,
 1751 & 1761 Sheppard Avenue East
 and 125 George Henry Boulevard
 File # 13 267996 NNY 33 OZ

Staff report for action – Final Report – 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Rd, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Dr, 1751 and 1761 Sheppard Avenue E and 125 George Henry Blvd

Attachment 3: Zoning





Zoning By-law 569-2013

32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road,
 100, 106, 110, 123, 123A, 125 & 130 Parkway Forest Drive,
 1751 & 1761 Sheppard Avenue East
 and 125 George Henry Boulevard

File # 15 179745 NNY 33 02

-  Location of Application
- RD Residential Detached
- RT Residential Townhouse
- RA Residential Apartment
- UT Utility and Transportation
- OR Open Space Recreation

-  See Former City of North York Bylaw No. 7625
- RM6 Multiple-Family Dwellings Sixth Density Zone
- O1 Open Space Zone
- C3 District Shopping Centre Zone
- C1 General Commercial Zone


 Not to Scale
 Extracted 10/19/2015

Staff report for action – Final Report – 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Rd, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Dr, 1751 and 1761 Sheppard Avenue E and 125 George Henry Blvd

**Attachment 4: Draft Zoning By-law Amendment
(Removal of the "H-3" Symbol)**

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 2015

Enacted by Council: ~, 2015

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2015

To amend former City of North York Zoning By-law No.7625, as amended by By-law No. 342-2015(OMB), to remove the "H-3" holding symbol (H) with respect to lands known municipally as 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Road, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Drive, 1751 and 1761 Sheppard Avenue East and 125 George Henry Boulevard

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

WHEREAS it is appropriate to remove the "H-3" holding symbol where it is shown on Blocks A, B, C, and D in Schedule "I" attached to By-law No. 342-2015(OMB); and

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

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule I attached to this By-law by removing the "H-3" holding symbol (H) where it is shown on Blocks A, B, C and D in Schedule I attached to By-law No. 342-2015(OMB).

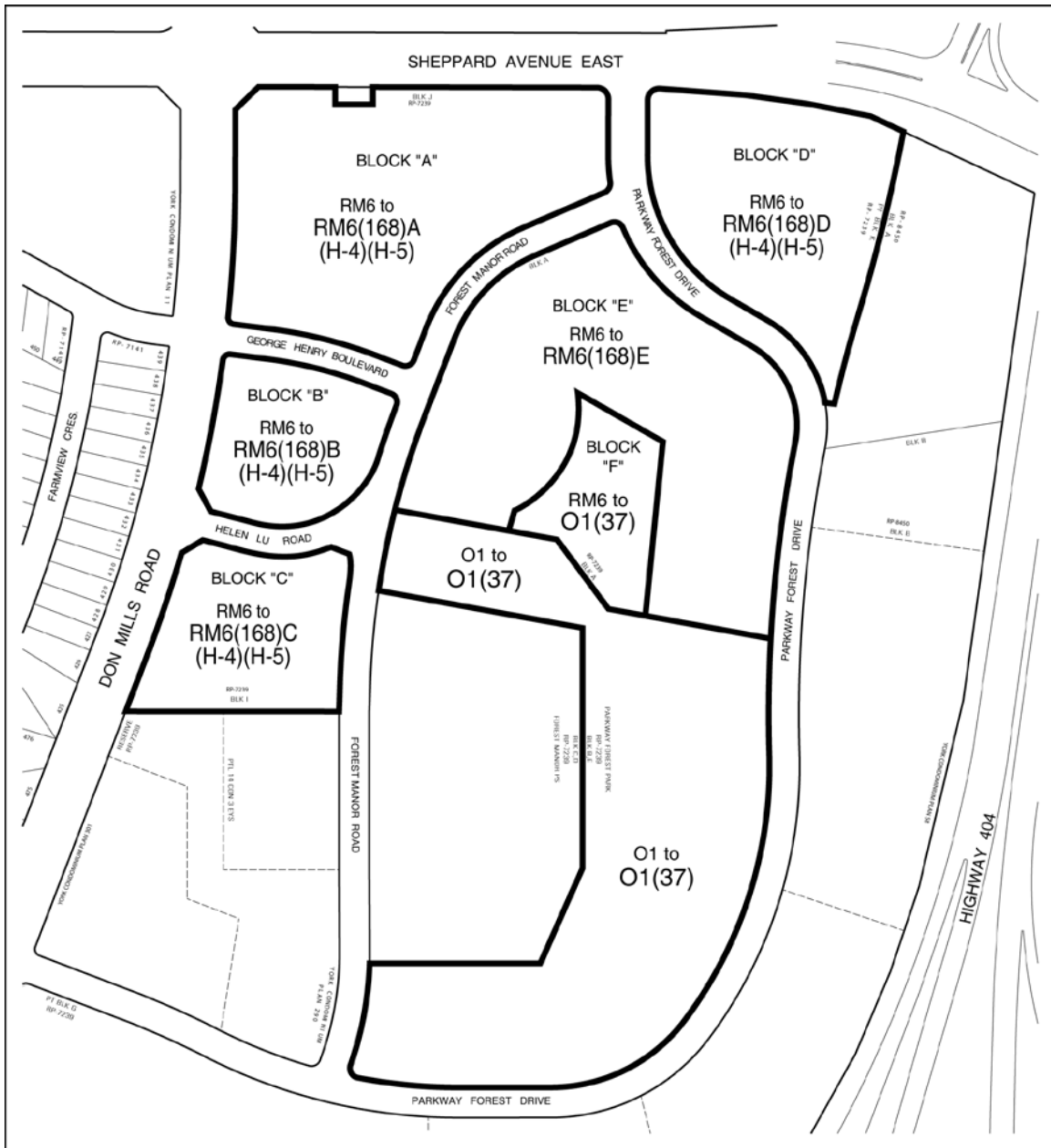
ENACTED AND PASSED this ~ day of ~, A.D. 2015.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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Schedule 1

File # 15 179745 NNY 33 0Z

Date: 10/19/2015
 Approved by: S.F.



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Attachment 5: Application Data Sheet

| | | | |
|----------------------|--|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 15 179745 NNY 33 OZ |
| Details | Rezoning, Standard | Application Date: | June 24, 2015 |
| Municipal Address: | 32-50, 52, 55, 56, 59, 60, 62, 65, 66, 70, 72, 76, 80, 85 & 90 Forest Manor Rd, 100, 106, 110, 123, 123A, 125 and 130 Parkway Forest Dr, 1751 and 1761 Sheppard Avenue E and 125 George Henry Blvd | | |
| Project Description: | Application to remove the H-3 holding symbol and associated provision that applies to certain lands in the Parkway Forest neighbourhood to enable the second and third phase of residential development (Buildings B2 & B3) to proceed in accordance with the underlying zoning. | | |

| | | | |
|---|---|--|---|
| Applicant: | Agent: | Architect: | Owner: |
| 2328184 ONTARIO INC 2235 Sheppard Ave E Toronto ON M2J 5B5 | 2328184 ONTARIO INC 2235 Sheppard Ave E Toronto ON M2J 5B5 | WZMH ARCHITECTS 95 St Clair W., Suite 1500 Toronto ON M4V 1N6 | 2328184 ONTARIO INC 2235 Sheppard Ave E Toronto ON M2J 5B5 |

PLANNING CONTROLS

| | | | |
|----------------------------|--------------------------|--------------------------|--|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | SHEPPARD EAST SUBWAY CORRIDOR SECONDARY PLAN N |
| Zoning: | RM6(168) (H-3)(H-4)(H-5) | Historical Status: | N |
| Height Limit (m): | 99 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|-------|---------|-----------------|--------------|
| Site Area (sq. m): | 4792 | Height: | Storeys: | 33 |
| Frontage (m): | 189 | | Metres: | 99 |
| Depth (m): | 41 | | | |
| Total Ground Floor Area (sq. m): | 2391 | | | Total |
| Total Residential GFA (sq. m): | 42510 | | Parking Spaces: | 611 |
| Total Non-Residential GFA (sq. m): | 1195 | | Loading Docks | 4 |
| Total GFA (sq. m): | 43705 | | | |
| Lot Coverage Ratio (%): | N/A | | | |
| Floor Space Index (Block B Gross): | 3.50 | | | |

DWELLING UNITS

| | |
|-----------------------------|---------------|
| Tenure Type: | Rental, Condo |
| Rooms: | 0 |
| Bachelor: | 0 |
| 1 Bedroom: | 372 (62%) |
| 2 Bedroom: | 225 (38%) |
| 3 + Bedroom: | 0 |
| Total Units (Bldgs B2 & B3) | 597 |

FLOOR AREA BREAKDOWN (upon Bldg B2 & B3 completion)

| | | Above Grade | Below Grade |
|--|--|-------------|-------------|
| Residential GFA (sq. m): | | 40410 | 2100- |
| Retail GFA (sq. m): | | 1195 | 0 |
| Office GFA (sq. m): | | 0 | 0 |
| Industrial GFA (sq. m): | | 0 | 0 |
| Community Agency Space GFA (sq. m): | | 0 | 0 |
| Proposed Additional Retail GFA (sq. m) | | | |

| | | |
|-----------------|----------------------|--|
| CONTACT: | PLANNER NAME: | Steve Forrester, Senior Planner |
| | TELEPHONE: | (416) 395-7126 |
| | EMAIL: | sforrest@toronto.ca |

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