

**75 Canterbury Place
Official Plan and Zoning By-law
Amendment Applications
Final Report**

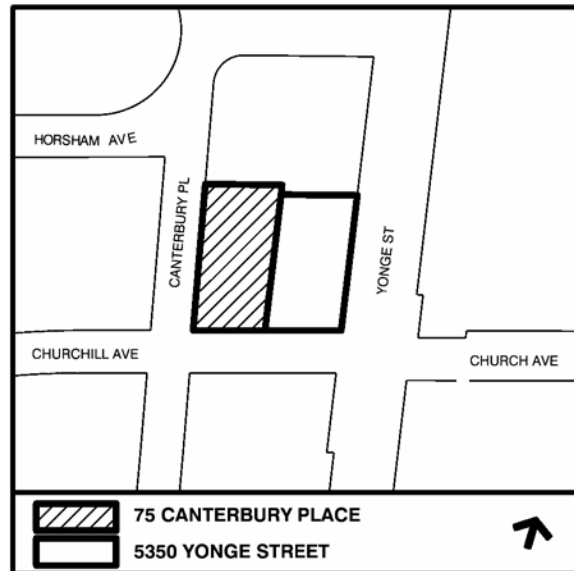
Date:	October 23, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	14 230270 NNY 23 OZ and 12 134356 NNY 23 OZ

SUMMARY

This application proposes a site-specific amendment to the North York Centre Secondary Plan and former City of North York Zoning By-law to permit a 30 storey and 385 unit residential apartment building at 75 Canterbury Place.

While the current site-specific Zoning By-law applies to both 75 Canterbury Place and the existing St. George's Church at 5350 Yonge Street, the proposed changes are only for the 75 Canterbury Place lands.

The proposed development is within the density limits of the North York Centre Secondary Plan, and the proposed site-specific amendment from the maximum permitted building height of 87 metres to 92 metres meets the Secondary Plan's criteria for height increases that provide a more desirable built form and have no appreciable impact on residential *Neighbourhoods*.



This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 75 Canterbury Place substantially in accordance with the draft Official Plan Amendment in Attachment 7.
2. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 75 Canterbury Place substantially in accordance with the draft Zoning By-law Amendment in Attachment 8.
3. 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 with the City and to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure or provide, the following facilities, services or matters:
 - a. a maximum of 1.5 m² per dwelling unit of indoor recreational amenity space in the new residential apartment building;
 - b. a monetary contribution towards the cost of acquiring lands for the service road, parkland acquisition and/or improvements, and/or community centre or social facility; and,
 - c. the following matters are also recommended to be secured in the Section 37 Agreement in accordance with OPA 249 and as a legal convenience to support the development:
 - i. the owner agreeing that if an acceptable over-dedication of off-site parkland is secured prior to the Bills being introduced for enactment, then the monetary contribution may be reduced accordingly; and
 - ii. the owner agreeing that if off-site parkland dedication acceptable to the General Manager, Parks Forestry and Recreation is not secured prior to the Bills being introduced for enactment, then cash-in-lieu of parkland may be accepted.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required, including any amendments arising out of 3.c.i. above.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In January 2008, City Council enacted By-law No. 127-2008 and site specific zoning exemption RM6(175) to permit the reconstruction of St. George's Church on the eastern half of the lands and a 25 storey 224 unit residential apartment building on the western portion of the site. Also in accordance with the North York Centre Secondary Plan, the Zoning By-law included the replacement church and recreational amenity space for the residential apartment building as Section 37 density incentives. Additional density incentives were available under the Secondary Plan, however they were not part of that application. Council approved in principle the Site Plan drawings and draft conditions and authorized the Chief Planner or designate to give final approval to the Site Plan Control Application.

In October 2008, and as part of the approval of the Site Plan for St. George's Church, City Council adopted a motion that "Given the characteristics of the St. George's Church on Yonge Street, require that a 5.0 metre sidewalk with enhanced pavement treatment along Yonge Street be provided to a maximum of \$53,000.00 to be paid by St George's Church and the remaining costs to be funded through the development charges attributable to the entire redevelopment site."

In 2011, the Committee of Adjustment allowed an increase in the maximum number of dwelling units from 224 to 283 dwelling units, and an increase in the maximum number of storeys from 25 to 26. These increases were made through reductions in floor-to-ceiling heights and without an increase to either the total gross floor area or maximum building height.

In 2012, North York Community Council received a Preliminary Report for this site on a Zoning By-law Amendment application proposing to amend the site-specific By-law to increase: maximum building height from 26 storeys/77 metres to 31 storeys/87 metres; maximum number of dwellings units from 283 to 346; and, maximum permitted gross floor area achievable through density incentives by 3,891 m². The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY16.21>

Community Council directed that a community meeting be held in consultation with the local councillor, and that a notice for a public meeting be given under the regulations in the *Planning Act*. A community consultation meeting was held in June 2012 however Staff did not provide a final report to Community Council on this application largely because the Section 37 Agreement was not finalized.

Revised plans were submitted in September 2014 that proposed increased floor-to-ceiling heights. This resulted in a proposed building height increase from 87 metres to 92 metres, and triggered the need for the proposed Official Plan Amendment. An application to amend the Official Plan was submitted, and in January 2015, North York Community Council considered a preliminary report from the Director of Community Planning, North

York District and directed that a community consultation meeting be held, the notice area be expanded and applicant be charged the cost associated with such notice, and that the City Clerk give notice for any future public meeting under the *Planning Act*.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY3.39>

ISSUE BACKGROUND

Proposal

The proposed development is a 30 storey and 385 unit residential apartment building at 75 Canterbury Place.

The building would be setback approximately 21 metres from the Churchill Avenue frontage to provide for both private and public landscaped open space. The 2 storey base building would be setback 3 metres from Canterbury Place and be the location of the main pedestrian entrance and lobby. The ground floor would have residential units with terraces facing onto and connected to the sidewalk on Canterbury Place. Amenity rooms would also be located on the ground floor facing onto and connected to the private outdoor amenity space on the northeast corner of Churchill Avenue and Canterbury Place. An additional indoor amenity area would also be located on the second floor adjacent to an outdoor rooftop terrace at the eastern side of the building.

The base building would extend to the easterly and northerly property limits and contain vehicular access to the garage ramp and 390 below grade parking spaces on 6 levels, loading and servicing areas, and at-grade bicycle parking. A green roof would be located on the top of the northern portion of the base building.

Above the second storey, the tall portion of the building would be oriented in a north/south direction and located at the south end of the base building. The tall portion of the building would include 2 to 5 metre wide balconies on the third storey that define the base building on the Canterbury Place frontage that also wrap around the south side of the building. The tower would be a minimum of 4.5 metres from the east property line and a minimum of 19 metres from the north property line. From the 3rd to the 25th storey, the building would have a floorplate of approximately 875 m², and about 700 m² from the 25th to the 30th storey. A 6 metre mechanical penthouse with a green roof would be located on the eastern portion of the building. The proposed building would have a total height of 91.85 metres, and including the mechanical penthouse, 97.85 metres.

The proposed Site Plan is in Attachment 1. Elevations are in Attachments 2 and 3 and detailed site statistics are in the Application Data Sheet in Attachment 6.

Site and Surrounding Area

The site specific Zoning By-law applies to an area of approximately 5,300 m² extending from Yonge Street to Canterbury Place, and north from Churchill Avenue. The St.

George's Church has been completed and the remaining land for the proposed residential building is being largely used for vehicle parking. The residential site is approximately 2,885 m² in area. The residential site has approximately 84 metres fronting on Canterbury Place and 34 metres fronting on Churchill Avenue with a gradual slope from northeast to southwest.

The surrounding land uses are as follows:

- North: on Yonge Street are single-storey commercial uses and a 5 storey commercial/ office building, and on the southeast corner of Canterbury Place and Horsham Avenue is a 1 ½ storey residential structure.
- South: across Churchill Avenue is a 3 storey residential apartment and 2 storey commercial uses fronting onto Yonge Street.
- East: immediately abutting the site is the existing St. George's Church approved in January 2008 under the site specific By-law that governs the subject site; across Yonge Street are the TTC service building and Willowdale Cemetery, and south of Church Street are 1 and 2 storey commercial buildings.
- West: on the southwest corner of Canterbury Place and Churchill Avenue is an 18 storey residential condominium, and the northwest corner of Canterbury Place and Churchill Avenue is an 18 storey residential tower and 3 storey townhouse units now under construction. File No. 10 175510 NY 23 OZ.

Provincial Policy Statement and Provincial Plans

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS promotes the efficient use of land and directs local municipalities to identify appropriate locations for intensification and redevelopment. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) 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. The Growth Plan identifies a network of Urban Growth Centres with higher densities connected by transit. The proposed development is located in the North York Centre Urban Growth Centre. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is located in the *Mixed Use Areas* designation of the Official Plan. *Mixed Use Areas* provide for a broad range of residential, commercial and institutional uses. The majority of the City's population and employment growth is planned to occur in *Mixed*

Use Areas and the policies include general criteria for development in these areas. Buildings are to be located and massed to provide a transition to lower scale *Neighbourhoods* designations. Development in these areas is to, among other matters, provide a comfortable and safe pedestrian environment, provide good site access and an adequate supply of parking, screen garbage service areas and ramps, and provide indoor and outdoor amenity space for residents.

In conformity with the Growth Plan, Chapter 2 of the Official Plan also includes policies for a structure of transit-based mixed use *Centres* that support growth. This includes the North York Centre in which the proposed development is located. The site is within and subject to the North York Centre Secondary Plan.

North York Centre Secondary Plan

The site is located in the *Mixed Use Area G* designation of the North York Centre Secondary Plan. This designation permits a mix of commercial, institutional and residential uses, provided the commercial use does not exceed 20% of the maximum permitted gross floor area. Institutional uses are also permitted provided they are not predominantly for office use. The existing St. George's Church at 5350 Yonge Street was approved under the Secondary Plan policies to encourage non-residential uses which will animate the Yonge Street frontage.

The Secondary Plan limits development to a maximum density of 3.75 times the area of the lot, plus available density incentive increases of up to 33%, or in this case up to 4.99 times the area of the lot. Available density incentives include among other options, the provision of private indoor recreational uses, the provision or retention of places of worship, and/or a monetary contribution equal to the full market value of the additional density with the funds to be used towards lands for the North York Centre Service Road (e.g. Beecroft Road), social facilities, community centres, parkland acquisition or parkland improvements.

The Secondary Plan's urban design and built form policies guide how buildings are to relate to the street to provide an attractive and comfortable pedestrian environment along sidewalks and open spaces.

Map 8-8b of the Secondary Plan (Attachment 4) limits development to a maximum height of 87 metres for the blocks on Yonge Street including the St. George's Church site, and provides a transition in height on the west side of Canterbury Place towards the outside edge of the Secondary Plan and adjacent low scale residential neighbourhoods. The Secondary Plan also provides criteria for increases in height that include: not having an appreciable impact on the amenity of stable residential neighbourhoods; and achieving a more desirable built form.

Zoning

The property is zoned RM6(175) under site-specific Zoning By-law No. 127-2008 that amends the former City of North York Zoning By-law No. 7625. The By-law applies to the lands that originally included the entire St. George's Church site and associated

residence. In addition to the now reconstructed place of worship at 5350 Yonge Street as a density incentive, the By-law permitted a 224 unit residential apartment on the west portion of the lands with a maximum height of 25 storeys and 77 metres, and a maximum gross floor area of 19,835 m². The By-law also includes minimum and maximum parking rates in keeping with the North York Centre Secondary Plan. Subsequent variances to this site specific Zoning By-law allow for a maximum of 283 dwelling units, and maximum height of 26 storeys.

Site Plan Control

A Site Plan Control application for the redevelopment of the St. George's Church lands to permit the place of worship on the Yonge Street frontage and add the new residential apartment building on Canterbury Place was submitted in 2005 (File No. 05 197174 NNY 23 SA). The St. George's Church Site Plan application was approved in May 2010. A revised site plan submission was made for the proposed residential apartment building along with a revised Zoning By-law Amendment and the proposed Official Plan Amendment. The Site Plan is shown on Attachment 1.

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>.

The City's 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 Tall Buildings Guidelines are also relevant in assessing whether the built form and urban design objectives in the North York Centre Secondary Plan noted above have been met, including whether there are impacts on stable residential areas outside the Secondary Plan.

Reasons for Application

The Official Plan Amendment (OPA) is required to increase the current maximum permitted height in the North York Centre Secondary Plan from 87 metres over the entire lands to a maximum of 92 metres in the location of the proposed residential apartment building on Canterbury Place.

An amendment to site-specific Zoning By-law exception RM6(175), as varied, is required to: increase the maximum number of units from 283 to 386 dwelling units; increase the maximum building height from 26 storeys and 77 metres, to 30 storeys and 92 metres; and to increase the maximum gross floor area achievable through a Section 37

density incentive to 3,834m² in the form of a monetary contribution equal to the full market value of the density increase.

Community Consultation

A community consultation meeting was held on the original application in June 2006. Approximately 50 people attended and a number of issues were discussed, including: the need to complete the North York Centre Service Road/Beecroft Avenue to the west; the number of parking spaces and additional traffic that will be generated; building height in comparison to other buildings in the immediate area; the proposed location of the Church on Yonge Street rather than Canterbury Place; the detailed nature of the density incentive; disruption to the area from construction noise and traffic; the potential for noise from parking garage vents; balcony sizes; servicing and school capacity; and, size of the units.

Another community consultation meeting was held at Mitchell Field Community Centre in June 2012 to discuss the proposed increase in height and density. About 22 people attended and among other matters, concerns were expressed about the proposed height of the building.

With the revised development proposal and associated Official Plan Amendment application submitted in September 2014 for a height increase, an additional community consultation meeting was held on March 24, 2015. Approximately 13 people attended the meeting and the major concerns expressed were regarding the traffic in the area and timing of any road improvements in particular to Churchill Avenue, as well as the impact of the proposed height increase on the neighbourhood to the west of the Secondary Plan area. Correspondence on these matters was received from the Edithvale-Yonge Community Association. Correspondence was also received from St. George's Church in support of the proposed changes to the residential building.

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. It represents an efficient use of land in an area that the City has identified as being an appropriate location for intensification and redevelopment.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed higher density development is located in one of the Growth Plan's Urban Growth Centres and is supported by infrastructure including existing higher-order transit.

Land Use

The proposed residential use is in conformity with the *Mixed Use Area G* designation in the North York Centre Secondary Plan and is permitted by the current in-effect Zoning By-law for a residential apartment building on the lands.

Density and Density Incentives

Based on a permitted base density of 3.75 in the North York Centre Secondary Plan, the current in-effect site-specific RM6(175) zoning, permits a gross floor area of 19,835m². The base density of the proposed development does not need to be amended, however the draft Zoning By-law in Attachment 8 adjusts the permitted gross floor area by rounding to the nearest square metre, or 19,837m².

The current in-effect site-specific RM6(175) zoning permits two types of density incentives. One is a maximum of 1.5 m² of private indoor recreational amenity space for each dwelling unit. This requirement has not changed in the proposed draft Zoning By-law. However, because the proposed draft Zoning By-law would increase the permitted unit count from 283 residential units to 385 units, the area associated with the recreational amenity space density incentive would increase as well from 425 m² to 578m².

The current RM6(175) zoning includes the existing St. George's Church as a density incentive to a maximum of 2,135 m². This has not been changed in the proposed draft Zoning By-law.

The current RM6(175) zoning provides for a total density of 4.15 times the area of the lands, and therefore utilizes only a portion of the maximum 4.99 times density incentive available under the Secondary Plan. The current zoning permits a residential apartment building of 19,835 m² in size. The proposed draft Zoning By-law would permit a residential apartment building with a total floor area of 24,248 m². When the existing church (2,123m²) and recreational amenity space (577 m²) are considered as density incentives, the remaining potential additional floor area available as a full market value monetary contribution is 3,834 m², as summarized in the following table:

Base Density 5,289.8 m ² site area x 3.75 FSI	19,837 m ²
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Incentives St. George's Church	2,135 m ²
Indoor recreational amenity area (385 units x 1.5 m ²)	577 m ²
Gross Floor Area attributable to a Monetary Contribution	3,834 m ²
= Total Density 5,289.8 m ² lot area x 3.75 FSI + 33%	26,383 m ²

A full market value for the additional density has been confirmed in a memorandum from Real Estate Services on October 2, 2015, with payment to be indexed and secured at the time of introducing the necessary Bills to City Council for enactment. The draft Zoning By-law in Attachment 8 includes a definition of Gross Floor Area that conforms to the North York Centre Secondary Plan. Further technical refinement or clarification of what area is to be excluded or included in this definition may be necessary prior to Council enactment of the final Bills.

Height, Massing, Sun, Shadow, Wind

The draft Official Plan Amendment in Attachment 7 provides for an appropriate increase in the permitted height from 87 metres to 92 metres. The proposed 30 storey portion of the building has a floor plate size of approximately 875m² from the 3rd to the 25th storey, and 700m² from the 25th to the 30th storeys. The location of the tall portion of the proposed building would also continue to be set in the draft Zoning By-law through setbacks of 19 metres to the north property line, 21 metres to Churchill Avenue to the south, 4.5 metres to the St. George's Church property line to the east (for a total of 9.5 metres to the church building), and approximately 33 metres from the 18 storey residential building on the northwest corner of Churchill Avenue and Canterbury Place.

The 6 metre mechanical penthouse is proposed to be located on the eastern portion of the rooftop. While the Secondary Plan's angular plane transition on the west side of Canterbury Place does not apply to these lands (see Attachment 4), at a total height 97.85 metres (including mechanical penthouse), all portions of the proposed building would still be below an extension of the 70% angular plane measured from the neighbourhood to the east or, the nearest Relevant Residential Property Line (RRPL). The proposed tall building floorplate size and location meets the overall intent and purpose of the Tall Building Guidelines to minimize shadows and provide adequate light, sky view and privacy. The shadow studies confirm that the floorplate and height of the proposed tall building would have no appreciable impact on the amenity of properties in the adjacent *Neighbourhoods* outside the Secondary Plan. Improved building articulation, including balcony layouts of the upper levels on the north and east need to be revised and secured in the final approved Site Plan to ensure the design on the top of the building makes an appropriate contribution to the quality of the North York Centre skyline.

The proposed massing of the base building also provides for an appropriate built form. The two storey base building component provides a pedestrian scaled streetscape that fits with the scale of adjacent buildings including the adjacent place of worship on Yonge Street, and 3 storey townhouses and base building of the apartment on the west side of Canterbury Place. The proposed grade-related residential uses fronting onto Canterbury Place have a 3 to 4 metre front yard setback that provides for ground floor terraces with direct connections onto the sidewalk. A base building with predominantly fieldstone or masonry finishes with individual lighting and addresses to grade related entrances will need to be secured in the approved Site Plan to enhance the streetscape condition and complement the townhouses on the west side of Canterbury Place. The base building also includes balconies and a canopy at the main entrance to help mitigate prevailing wind impacts and improve the pedestrian environment on the adjacent Canterbury Place sidewalk. Other landscaping treatments will also be secured in the Site Plan to further mitigate wind impacts and provide both privacy and address, such as lighting and dividers between ground floor terraces and the main pedestrian entrance on Canterbury Place. The large setback from Churchill Avenue provides for landscaped open space and gives increased visibility and prominence to St. George's Church on the Yonge Street portion of the lands. On the north end of the site a garage door will be secured in the approved Site Plan to ensure the base building will appropriately contain, screen and reduce noise and visual impacts of the loading and garbage area, bicycle parking and access ramp to underground parking.

The proposed increase in the Secondary Plan's maximum permitted height from 87 to 92 metres is supported by the Secondary Plan's criteria for considering such amendments. The proposed built form includes a smaller tall building floorplate with increased separation distances from adjacent buildings and increased sky views from the public realm. The shadow impact on the adjacent stable residential areas to the west is not appreciable, and the overall urban design objectives in the Secondary Plan including regarding the scale and massing of buildings have been met.

Parking, Access, Traffic Impact

The 390 parking spaces proposed in 6 levels of underground parking would provide 1.01 parking spaces per residential unit, which is within the required 1.0 to 1.4 parking spaces per unit range contained in the North York Centre Secondary Plan parking policy.

The proposed vehicle entrance is accessed from Canterbury Place at the north end of the site, away from the Churchill Avenue and Canterbury Place intersection. This single entrance would serve as access to underground parking, loading/servicing facilities and associated internal turning movements and at grade bicycle parking. The impact of this area should be minimized by fully enclosing the service area with a garage door at the driveway entrance from Canterbury Place.

The proposed 294 bicycle parking spaces would include 66 of those spaces being provided at-grade and within the base building (38 for residents and 28 for visitors). This exceeds both the minimum total number of required bicycle parking spaces as well as the

minimum number of at-grade bicycle parking spaces. The at-grade bicycle spaces would be within the same parking garage area as the ramp to below-grade parking and the loading/servicing area. The proposed draft Zoning By-law addresses the bicycle parking spaces in the same manner as below-grade motor vehicle parking by excluding the space from gross floor area, while at the same time securing a minimum number of at-grade spaces.

Through the previous approvals to accommodate access to St. George's Church from Churchill Avenue and help improve traffic flow on Churchill Avenue which serves as one of the few east-west links across Yonge Street in North York Centre, a 1.5m road widening on the north side of Churchill Avenue was conveyed to the City. This widening was conveyed to enable improvements such as additional lanes and a centre median. These improvements can be implemented once a road widening on the south side of Churchill Avenue is secured through the development process. Through this development some interim pavement marking improvements will be implemented.

Parkland

Applicability of Parkland Dedication

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 an area with 0.8 - 1.56 hectares of parkland per 1,000 people. The site is in the third highest quintile of current provision of parkland. The site is in a parkland priority area and is subject to the Alternative Parkland Dedication Rate, as per the City Wide Parkland Dedication By-law 1020-2010.

Calculation of Parkland Dedication

The application proposes 385 residential units within a net site area of 2,885m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 5,140m² or 178% of the net site area. However, for sites less than 1 hectare in size such as this, a cap of 10% of the net site area shall be applied. Therefore, the total parkland dedication requirement is 289m².

Proposal of Parkland Dedication

If the development application is approved, Parks, Forestry and Recreation will be requiring that the applicant provide an off-site parkland dedication in a location that serves the North York Centre. The size and location of the parkland dedication will be subject to the approval of the General Manager, Parks, Forestry and Recreation. The appropriate off-site parkland dedication will be subject to a number of conditions to be secured in the Site Plan Agreement.

The total required parkland dedication is 289m². If the accepted off-site dedication is smaller than this size, then the difference could be made up through a cash-in-lieu contribution. It is also possible that any appropriate dedication may be larger. OPA 249 amended the North York Centre Secondary Plan to encourage increased parkland dedication by enabling the area of any over dedicated lands to be deducted from the area

equating to the monetary contribution. The draft By-law in Attachment 8 does not account for any off-site parkland over-dedication. If appropriate parkland over-dedication is secured before the Section 37 Agreement is finalized and the Bills are introduced for enactment, then the draft Zoning By-law would be revised to reduce the monetary contribution by the area of any over-dedication. If acceptable off-site parkland dedication is not secured, then cash-in-lieu may be accepted. This approach to any parkland over-dedication would be secured in the final enacted Zoning By-law and Section 37 Agreement.

Streetscape, Open Space and Amenity Areas

As noted above, improvements to the Yonge Street streetscape were implemented through final approval of the Site Plan for the St. George's Church. The portion of the Churchill Avenue streetscape in front of St. George's Church and between Yonge Street and Canterbury Place has not yet been completed. The proposed residential development would enable the final Phase 2 of the St. George's Church Site Plan to be completed by shifting the church driveway access to the west and midway between Yonge Street and Canterbury Place. The Site Plan for the residential apartment would enable the full north side of the Churchill Avenue streetscape to be completed with a new sidewalk and street trees.

On the south side of the proposed residential building would be a landscaped open space amenity area. This area would be directly connected to an indoor ground floor amenity area of 256m² in size. The landscaped outdoor amenity area would have dimensions of about 24 by 24 metres and an area of 578m². On the south and west side of that landscaped open space abutting Churchill Avenue and Canterbury Place, the streetscape would include terraced landscape planters and a publically accessible open space with benches and bicycle parking facing onto the public sidewalk. The previously considered draft conditions of Site Plan approval would be modified to secure public access to this area. Additional indoor amenity space is proposed on the second floor with an area of 322m². This second floor indoor amenity space would be complemented by an adjacent outdoor terrace of about 58m² on the east side of the building.

Visitor bicycle parking racks with pedestrian scale lighting would be at the northeast corner of Churchill Avenue and Canterbury Place. A new sidewalk and street trees would extend north on Canterbury Place with individual pedestrian connections to the private landscaped terraces of residential units facing the street. The main building entrance also faces this streetscape and would have a canopy and be framed by seat walls. The streetwall character of the units and main entrance facing Canterbury Place need to be finalized by including canopies, lighting and address to these units. Landscaping and fencing details will also need to improve pedestrian comfort and amenity, mitigate wind impacts and soften or screen larger walls and fencing.

Site Plan Matters to be Addressed

As part of the original Zoning By-law approval in 2007, Council approved in principle the Site Plan drawings and draft conditions and authorized the Chief Planner or designate to give final approval to the Site Plan Control Application.

A revised Site Plan application will address the following issues and also include revised conditions of final Site Plan approval to reflect the current proposal:

- a. enclosing or screening the driveway entrance from the streetscape;
- b. providing architectural expression to the top portion of the building;
- c. facade of the units and main entrance on Canterbury Place including canopies, lighting and address;
- d. privacy screen between the ground floor terraces and also between the terraces and main building entrance on Canterbury Place;
- e. landscaping and fencing details to improve pedestrian comfort and amenity, mitigate wind and soften or screen larger walls and fencing; and
- f. publically accessible private open space on the Churchill Avenue frontage.

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 required for 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. The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law would secure performance measures for Tier 1 development features such as Automobile Infrastructure, Cycling Infrastructure, and the Storage and Collection of Recycling and Organic Waste.

Other applicable TGS performance measures such as Pedestrian Infrastructure, Urban Heat Island Reduction, Water Quality, Quantity and Efficiency, and Urban Forest: Encourage Tree Growth will be secured through the Site Plan Approval process.

Conclusion

The proposed development represents an amendment to site-specific Zoning By-law No. 127-2008 passed by Council in 2008 and varied by the Committee of Adjustment in 2011. The proposed development remains in conformity with the Secondary Plan's provision for density incentives by providing additional recreational amenity space for the increase in residential units, and by providing for a full market value monetary contribution for the additional gross floor area. The proposed Official Plan Amendment for a height increase from 87 to 92 metres meets the Secondary Plan's criteria for height increases. The proposed development is the completion of a development that secured the reconstruction of St. George's Church on the lands. The proposed development provides internalized vehicle access ramps and truck loading areas, sufficient parking, landscaped open space improvements that are connected to the Canterbury Place and Churchill Avenue pedestrian environments, and improves the functioning of Churchill Avenue. Staff recommend that City Council amend the Official Plan and Zoning By-law, and that the Owner be required to enter into a Section 37 Agreement prior to the enactment of the Bills to City Council.

CONTACT

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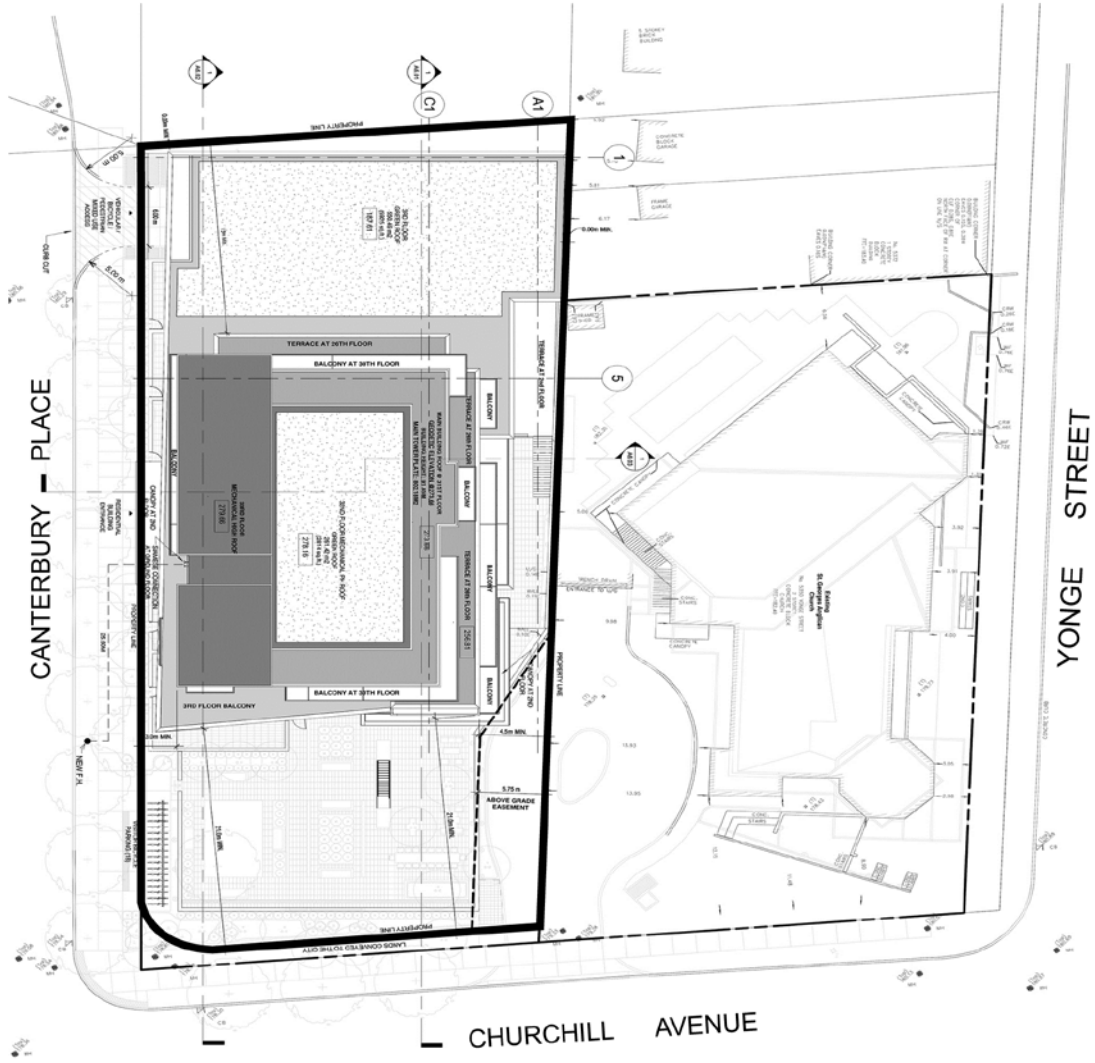
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: South Elevation
Attachment 4: Official Plan North York Centre Height Map 8-8-b
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Official Plan Amendment
Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

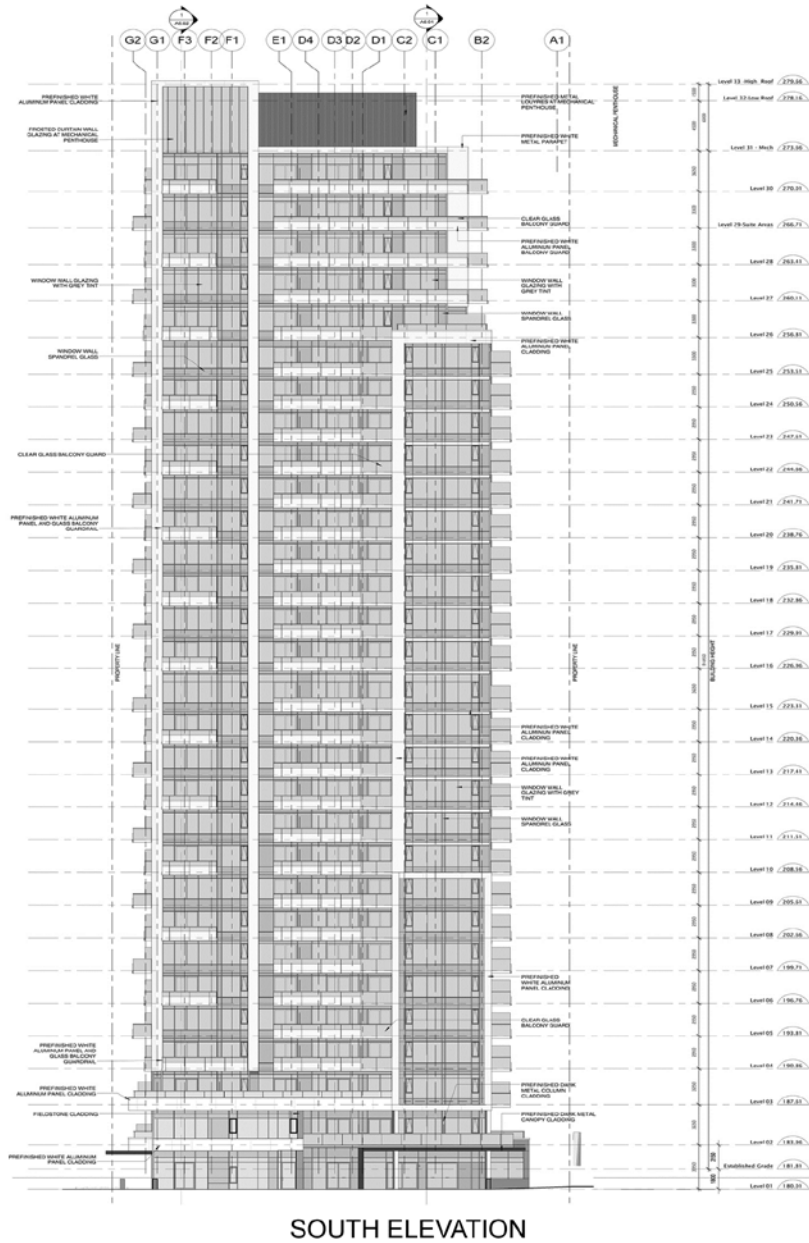
Not to Scale
11/25/2014



75 Canterbury Place

File # 14 230270 NNY 23 0Z

Attachment 3: South Elevation



SOUTH ELEVATION

Elevations

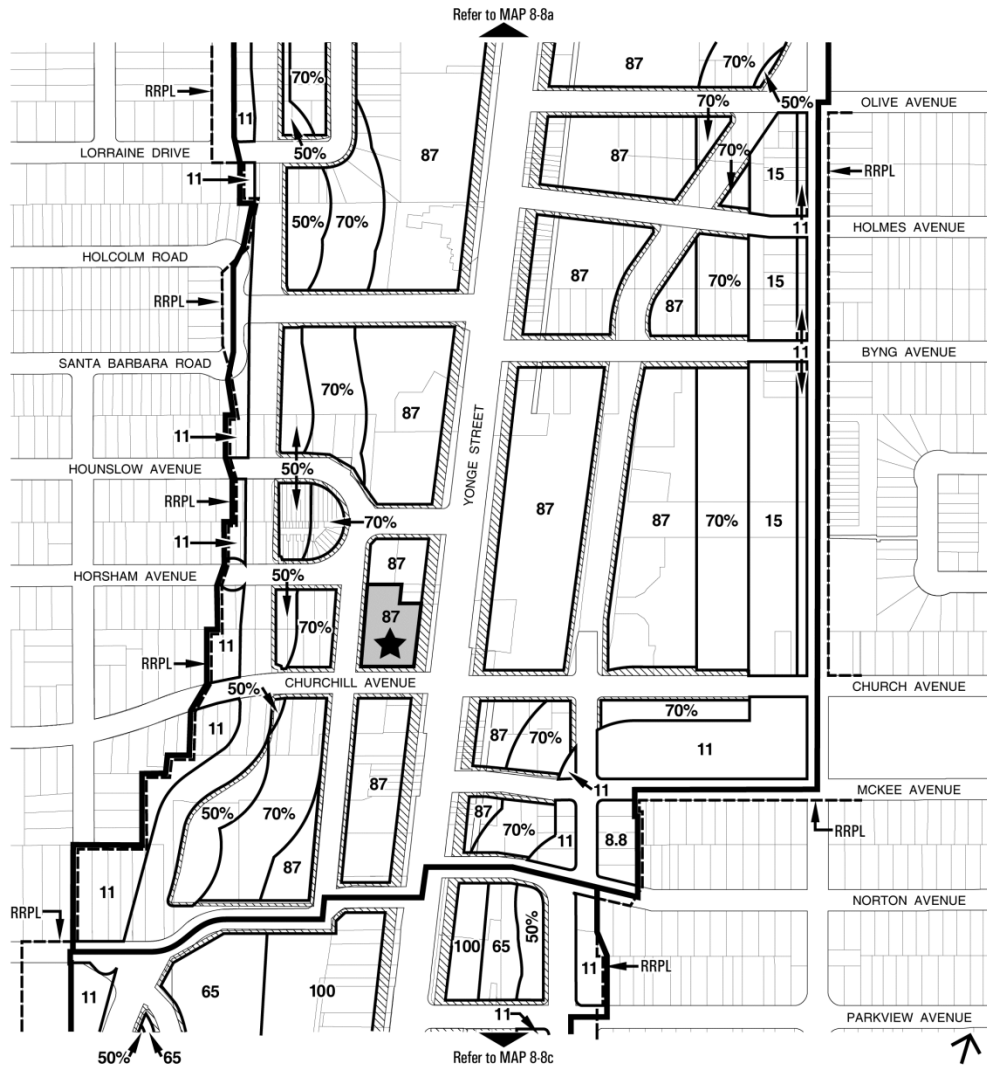
Applicant's Submitted Drawing

Not to Scale
11/25/2014

75 Canterbury Place

File # 14 230270 NNY 23 0Z

Attachment 4: Official Plan North York Centre Height Map 8-8-b



North York Centre Secondary Plan

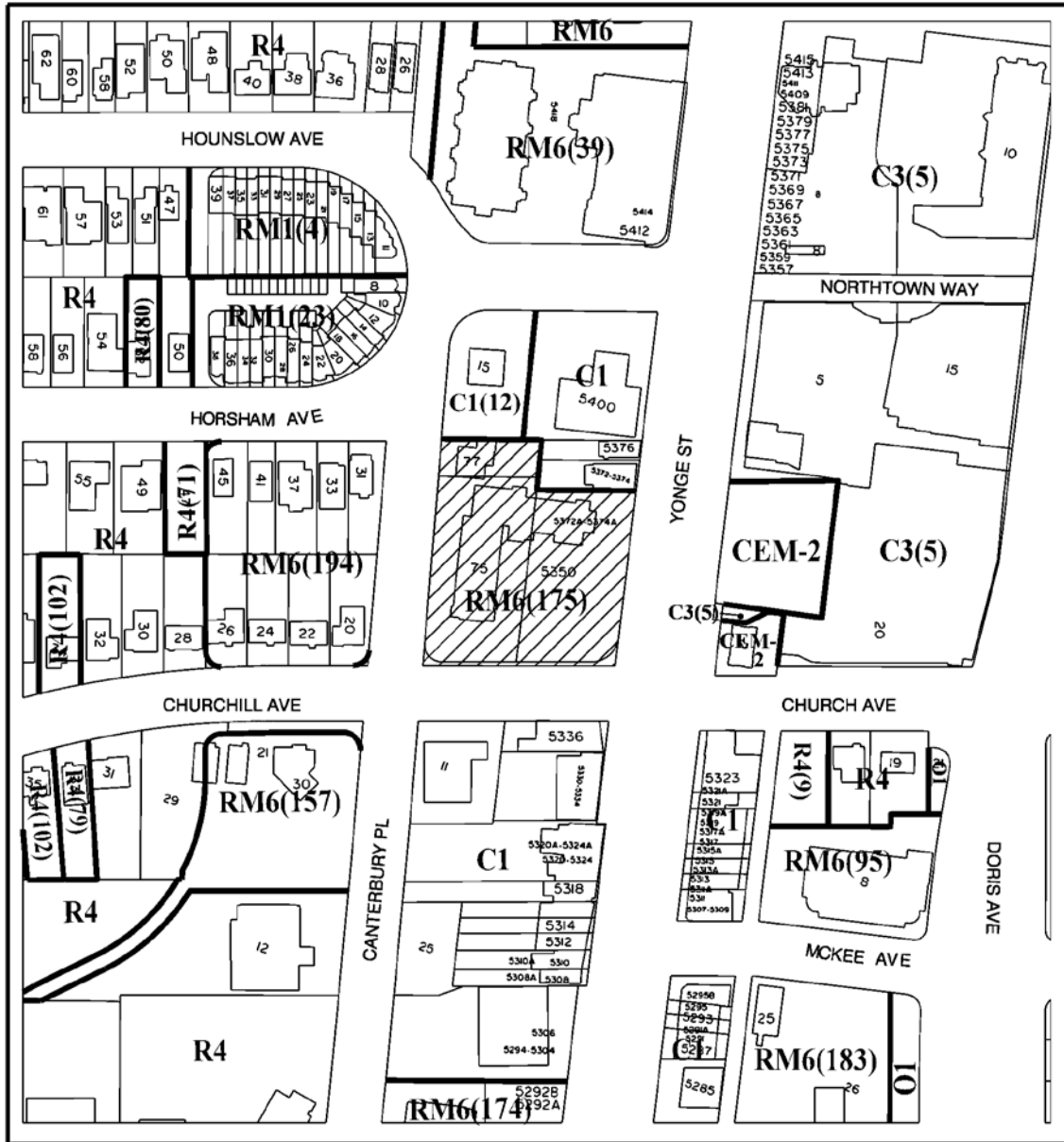
MAP 8-8b Maximum Height Limits

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Subject Site Secondary Plan Boundary The Lesser of 8.8m or 2 Storeys The Lesser of 11m or 3 Storeys The Lesser of 15m or 4 Storeys Maximum 65m Above Grade | <ul style="list-style-type: none"> Maximum 87m Above Grade Maximum 100m Above Grade Maximum 50% Horizontal Distance from RRPL Maximum 70% Horizontal Distance from RRPL Street Facade Limit as per Section 5.3 of this Secondary Plan | <ul style="list-style-type: none"> Relevant Residential Property Line (RRPL) |
|---|---|--|



June 2007

Attachment 5: Zoning



75 Canterbury Place
File # 12 134356 NNY 23 0Z

- R4 One-Family Detached Dwelling Fourth Density Zone
 - RM1 Multiple-Family Dwellings First Density Zone
 - RM6 Multiple-Family Dwellings Sixth Density Zone
 - C1 General Commercial Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- C3 District Shopping Centre Zone
- Cem-1 General Cemetery Zone

↑
Not to Scale
Zoning By-law 7625
Extracted 04/25/2012

Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	14 230270 NNY 23 OZ
Details	OPA, Standard	Application Date:	September 30, 2014
Municipal Address:	75 CANTERBURY PLACE		
Location Description:	PLAN 2057 PT LOT 4 PLAN 3163 LOT 43 RP 66R23528 PART 2 PT PART 1 **GRID N2302		
Project Description:	To permit 30-storey (92 metres) residential apartment building consisting of 385 units, having a gross floor area of 24,249 square metres and FSI of 4.99. The proposed development will also provide 390 motor vehicle parking spaces on site within a 6-storey underground parking garage.		

Applicant:	Agent:	Architect:	Owner:
Churchill Three Develco Inc.	McCarthy-Tetrault LLP, c/o John Dawson	ZAP Architects	Churchill Three Develco Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	RM6(175)	Historical Status:	N
Height Limit (m):	87 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2885	Height:	Storeys:	30	
Frontage (m):	83.46		Metres:	91.85	
Depth (m):	70.16				
Total Ground Floor Area (sq. m):	1613				
					Total
Total Residential GFA (sq. m):	24247.5		Parking Spaces:	390	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	24247.5				
Lot Coverage Ratio (%):	55.9				
Floor Space Index:	4.99				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	TBD			
Rooms:	0	Residential GFA (sq. m):	24247.5	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	235	Office GFA (sq. m):	0	0
2 Bedroom:	150	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	385			

CONTACT:	PLANNER NAME:	Robert Gibson, Senior Planner rgibson@toronto.ca
	TELEPHONE:	(416) 395-7059

Attachment 7: Draft Official Plan Amendment

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

CITY OF TORONTO

BY-LAW No. ~ -2015

To adopt Amendment No. 325 to the Official Plan of the City of Toronto in respect of lands located between Churchill Avenue and Horsham Avenue municipally known as 75 Canterbury Place.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

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

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

1. Amendment No. 325 to the Official Plan of the City of Toronto in respect of land located between Churchill Avenue and Horsham Avenue municipally known as 75 Canterbury Place, consisting of the attached text and the map designated as Schedule '1' and '2', is hereby adopted.

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

XXXXX,
Speaker

XXXXXXXX,
City Clerk

(Corporate Seal)

AMENDMENT NO. 325

TO THE OFFICIAL PLAN OF THE CITY OF TORONTO IN RESPECT OF LANDS LOCATED BETWEEN CHURCHILL AVENUE AND HORSHAM AVENUE MUNICIPALLY KNOWN AS 75 CANTERBURY PLACE

The Official Plan of the City of Toronto is amended as follows:

Clause 1

Chapter Six, Section 8, (North York Centre Secondary Plan) is amended by modifying Section 13, North York Centre North Site Specific Policies, by adding the following Site Specific Policy 13.15:

15. 75 CANTERBURY PLACE (15 on Map 8-13)

Pursuant to Section 5.4.2 of this Secondary Plan, a maximum building height of 92 metres is permitted at the location identified on Map 8-8b.

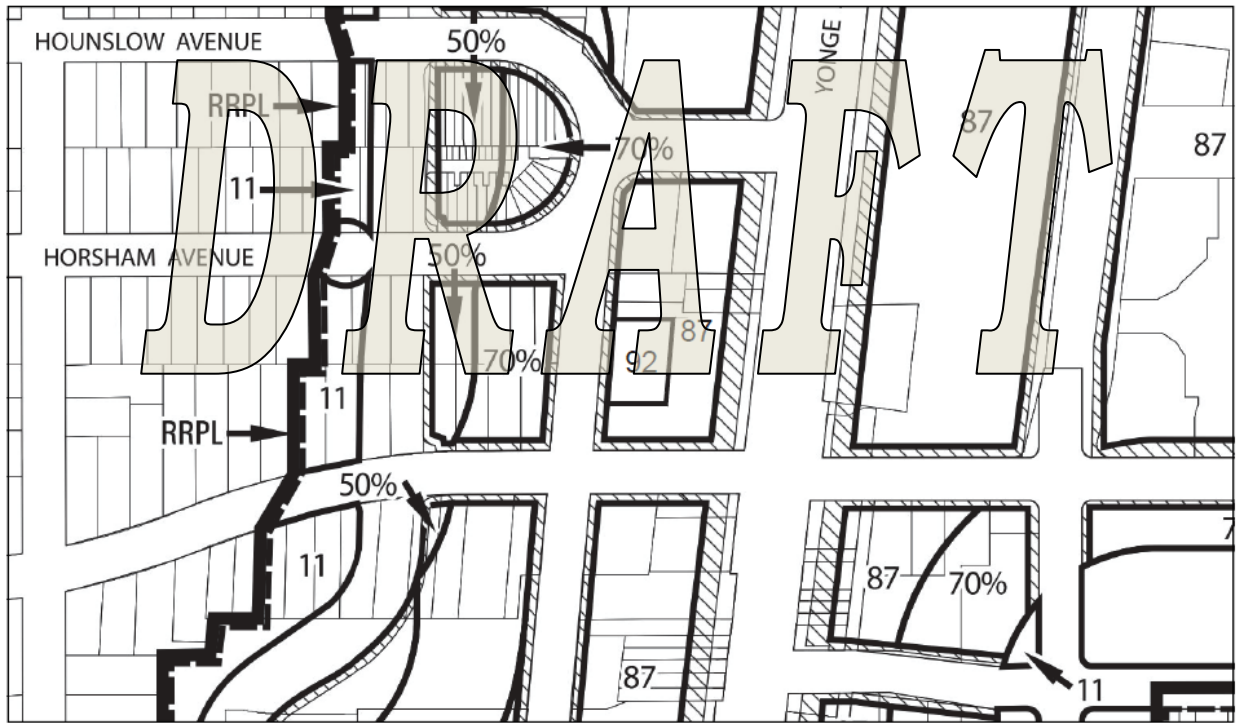
Clause 2

Map 8-8b of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "Maximum Height Limits" is amended in accordance with Schedule 1, attached.

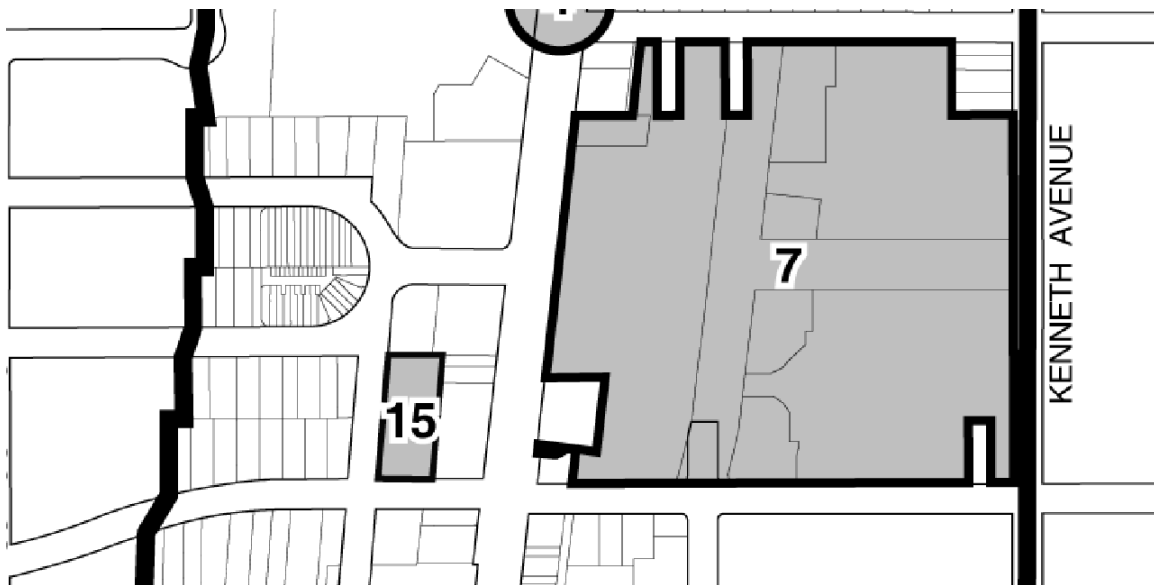
Clause 3

Map 8-13 of Chapter Six, Section 8 (North York Centre Secondary Plan) titled "North York Centre North Site Specific Policies" is amended in accordance with Schedule 2, attached.

SCHEDULE '1'



SCHEDULE '2'



Attachment 8: Draft Zoning By-law Amendment

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

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~

To amend Zoning By-law No. 7625 for the former City of North York, as amended, with respect to lands located between Churchill Avenue and Horsham Avenue municipally known as 75 Canterbury Place

WHEREAS authority is given to Council by Section 34 and Section 37 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York, as amended, are amended in accordance with Schedule "1" of this By-law.
2. Within the lands shown on Schedule "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 new public roads necessary to serve the building or structure have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, necessary to serve the building or structure are installed and operational.
3. Section 64.20-A of By-law No. 7625, as amended, is amended by replacing subsection RM6(175) with the following subsection:

"64.20-A (175) RM6 (175)

DEFINITIONS

APARTMENT HOUSE DWELLING

- (a) For the purpose of this exception, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system or any combination thereof.

BICYCLE PARKING

- (b) For the purpose of this exception, "bicycle room" shall mean a common indoor space readily accessible from the outside that is designed and equipped exclusively for the purpose of parking and securing bicycles.
- (c) For the purpose of this exception, "bicycle parking space" shall mean a space with a minimum vertical clearance of 1.9 m and minimum horizontal dimensions of 0.6m by 1.8m that is designed and equipped exclusively for the purpose of parking and securing one or more bicycles and is not provided within a dwelling unit, balcony or commercial suite.

ESTABLISHED GRADE

- (d) For the purpose of this exception, "established grade" shall mean the geodetic elevation of 181.81 metres.

GROSS SITE

- (e) For the purpose of this exception, "gross site" shall mean the lands identified by Parts 1, 2, 3 and 4 on Plan 66R-23528, comprising an area of 5,289.8 m².

GROSS FLOOR AREA

- (f) For the purpose of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies, but excluding:
 - (i) any part of the building used for mechanical floor area;
 - (ii) any space in a parking garage at or below grade used exclusively for motor vehicle or bicycle parking or access thereto; and
 - (iii) the floor area of unenclosed residential balconies.

For greater certainty, but not so as to restrict generality:

the calculation of gross floor area may exclude – architectural features affixed to or extending beyond the exterior faces of exterior walls; floor slab openings and other voids, including pipe spaces; stormwater storage tanks; parking ramps and aisles to or within a parking garage; any unenclosed area located within the ground level of a parking garage that serves as a bicycle room; accessory uses to parking areas within a parking garage including: airlock rooms adjacent to elevators or exits; exit stairs that lead directly to the exterior of the building without serving any other areas; curbs adjacent to parking areas; supporting columns, walls or other like structures; pedestrian walkways; motor vehicle loading spaces, access thereto and adjacent bin staging areas; non-commercial car wash spaces; dead areas adjacent to parking spaces between columns, in corners and around curves or provided to facilitate vehicular turnaround; other spaces in a parking garage not accessible and/or usable due to structural design;

and

the calculation of gross floor area shall include – general storage spaces of any kind, including lockers and rooms; vestibules other than airlock rooms; garbage and recycling rooms; stairs, landings and hallways other than those that lead directly from a parking garage to the exterior of the building without serving any other areas; amenity spaces; elevator lobbies; the floor areas of elevator cabs.

MECHANICAL FLOOR AREA

- (g) For the purpose of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection and elevator equipment.

NET SITE

- (h) For the purpose of this exception, "net site" shall mean the lands identified by Parts 1, 2 and 4 on Plan 66R-23528, comprising an area of 5,158.1 m² and consisting of the gross site minus lands 131.7 m² in area conveyed to the City for road widening purposes.
- (i) For the purpose of this exception, "place of worship site" shall mean that portion of the net site consisting of the lands identified by Part 4 on Plan 66R-23528, comprising an area of 2,273.1 m².
- (j) For the purpose of this exception, "residential site" shall mean that portion of the net site consisting of the lands identified by Parts 1 and 2 on Plan 66R-23528,

comprising an area of 2,885.0 m².

LANDSCAPING

- (k) For the purpose of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, and directly associated elements such as curbs or retaining walls.

TYPE G LOADING SPACE

- (l) For the purpose of this exception, "Type G loading space" shall mean a loading space that has a minimum width of 4.0 metres, minimum length of 13.0 metres and minimum vertical clearance of 6.1 metres.

PERMITTED USES

- (m) The only permitted uses on the place of worship site shall be a place of worship and accessory uses thereto, including a community hall, a residence for a caretaker or for heads of a congregation, and a day nursery.
- (n) The only permitted uses on the residential site shall be an apartment house dwelling and accessory uses thereto, including private recreational amenity areas and a non-commercial car wash facility located in the underground garage.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- (o) Except as provided for in subsection (ii) of this exception regarding additional gross floor area, the maximum gross floor area permitted on the place of worship site shall be 0 m² and the maximum gross floor area permitted on the residential site shall not exceed 19,837 m² attributable to the gross site.

NUMBER OF DWELLING UNITS

- (p) The maximum number of dwelling units permitted on the residential site shall be 385.

BUILDING ENVELOPES

- (q) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelopes identified on Schedule "RM6(175)", other than an exterior stairway associated with the place of

worship, and wheelchair ramps, exhaust and stormwater shafts, canopies, balconies, and any projection of not more than 2.1 metres.

BUILDING HEIGHT

- (r) The building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule "RM6(175)" excluding mechanical penthouses to a maximum of six (6) metres, parapets, guardrails, and other architectural features, stairwells to access the roof and the place of worship bell tower.

NUMBER OF STOREYS

- (s) The number of storeys shall not exceed the maximums shown on Schedule "RM6 (175)" excluding mechanical penthouses and stairwells to access the roof.

MOTOR VEHICLE PARKING

- (t) Motor vehicle parking spaces shall be provided within the place of worship site in accordance with the following requirements:
 - (i) a minimum of 51 parking spaces, of minimum width 2.7 metres and minimum length of 5.5 metres;
 - (ii) no outdoor surface parking spaces shall be permitted.
- (u) Motor vehicle parking spaces shall be provided within the residential site in accordance with the following requirements:
 - (i) a minimum of 1.00 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit reserved for visitor use;
 - (ii) a maximum of 1.20 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit reserved for visitor use;
 - (iii) no outdoor surface parking spaces shall be permitted.

BICYCLE PARKING

- (v) Bicycle parking shall be provided within the residential site, at a minimum rate of 0.10 bicycle parking spaces per dwelling unit, including townhouse units, in a bicycle room located on the ground level of the parking garage. In addition, bicycle parking spaces may be provided outdoors and in identified bicycle parking areas throughout the parking garage. The total number of bicycle parking spaces provided shall be not less than 0.68 spaces per dwelling unit for occupants plus 0.07 spaces per dwelling unit for visitors.

LOADING

- (w) One (1) Type G loading space shall be provided within the residential site.

LOT COVERAGE

- (x) The maximum permitted building coverage is 37 per cent of the place of worship site.
- (y) The maximum permitted building coverage is 58 per cent of the residential site.

LANDSCAPED OPEN SPACE

- (z) A minimum of 550 m² of landscaping shall be provided within the place of worship site.
- (aa) A minimum of 1,220 m² of landscaping shall be provided within the residential site.

INDOOR AMENITY AREA

- (bb) A minimum of 1.5 m² per apartment house dwelling unit of private indoor recreational amenity area shall be provided within the residential site.

OUTDOOR AMENITY AREA

- (cc) A minimum of 1.5 m² per apartment house dwelling unit of private outdoor recreational amenity area, which may include landscaping, shall be provided at grade within the residential site.

COMMON OUTDOOR SPACE

- (dd) A minimum of 227 m² of common outdoor space shall be provided at grade on the place of worship site.

YARD SETBACKS

- (ee) The minimum yard setbacks shall be as shown on Schedule "RM6 (175)".

PROVISIONS NOT APPLICABLE

- (ff) The provisions of Sections 6(9), 6(26), 6A(8), 6A(14), 6A(16)(a)(ii), 6A(16)(d)(iv), 15.6, 15.7, 15.8 and 20-A do not apply.

INCREASED DENSITY

- (gg) Matters which are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O 1990, c. P. 13, as amended, in order to permit the increased maximums in gross floor area authorized under subsection (hh) of this exception, are:

SECTION 37 AGREEMENT

- (hh) The owner(s) of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner(s) of the subject lands, at the owner(s)' expense and in accordance with, and subject to, the agreements referred to above shall provide for or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto in exchange for the increased density hereinafter set out:
 - (i) a place of worship with a minimum gross floor area of 1,700 m² and a maximum gross floor area of 2,135 m² within the place of worship site;
 - (ii) a minimum of 1.5 m² per dwelling unit of private indoor recreational amenity area within the residential site;
 - (iii) a monetary contribution toward the cost of acquiring lands for the North York Centre Service Road and associated road network and buffer areas, parkland acquisition and/or parkland improvements serving North York Centre, and/or constructing and furnishing a public recreational centre and/or social facility serving North York Centre, the amount of which shall be equal to the market value, based on the land value of density in the *North York Centre*, of the gross floor area specified in (ii)(iii) below, as determined by the City acting reasonably.

ADDITIONAL GROSS FLOOR AREA

- (ii) Notwithstanding subsection (o) of this exception, additional gross floor area may be permitted within the net site shown on Schedule "RM6 (175)", limited to the following:
 - (i) a maximum of 2,135 m² of non-residential gross floor area within the place of worship site provided that the space is used exclusively for a place of worship and accessory uses specified in subsection (m) of this By-law;
 - (ii) a maximum of 1.5 m² per dwelling unit of private indoor recreational

amenity area within the residential site provided that the area is used exclusively for recreational purposes;

- (iii) a maximum of 3,834 m² of residential gross floor area within the residential site attributable to the payment specified in (hh)(iii) above.

SEVERANCE

- (jj) Notwithstanding any existing or future severance, partition or division of the net site shown on Schedule "RM6 (175)", the provisions of this By-law shall apply to the whole of the net site as if no severance, partition or division occurred."
- 4. Section 64.20-A of By-law No. 7625, as amended, is amended by replacing Schedule "RM6 (175)" with the content of Schedule "RM6 (175)" attached to this By-law.
- 5. City of Toronto By-law No. 127-2008 is hereby repealed.

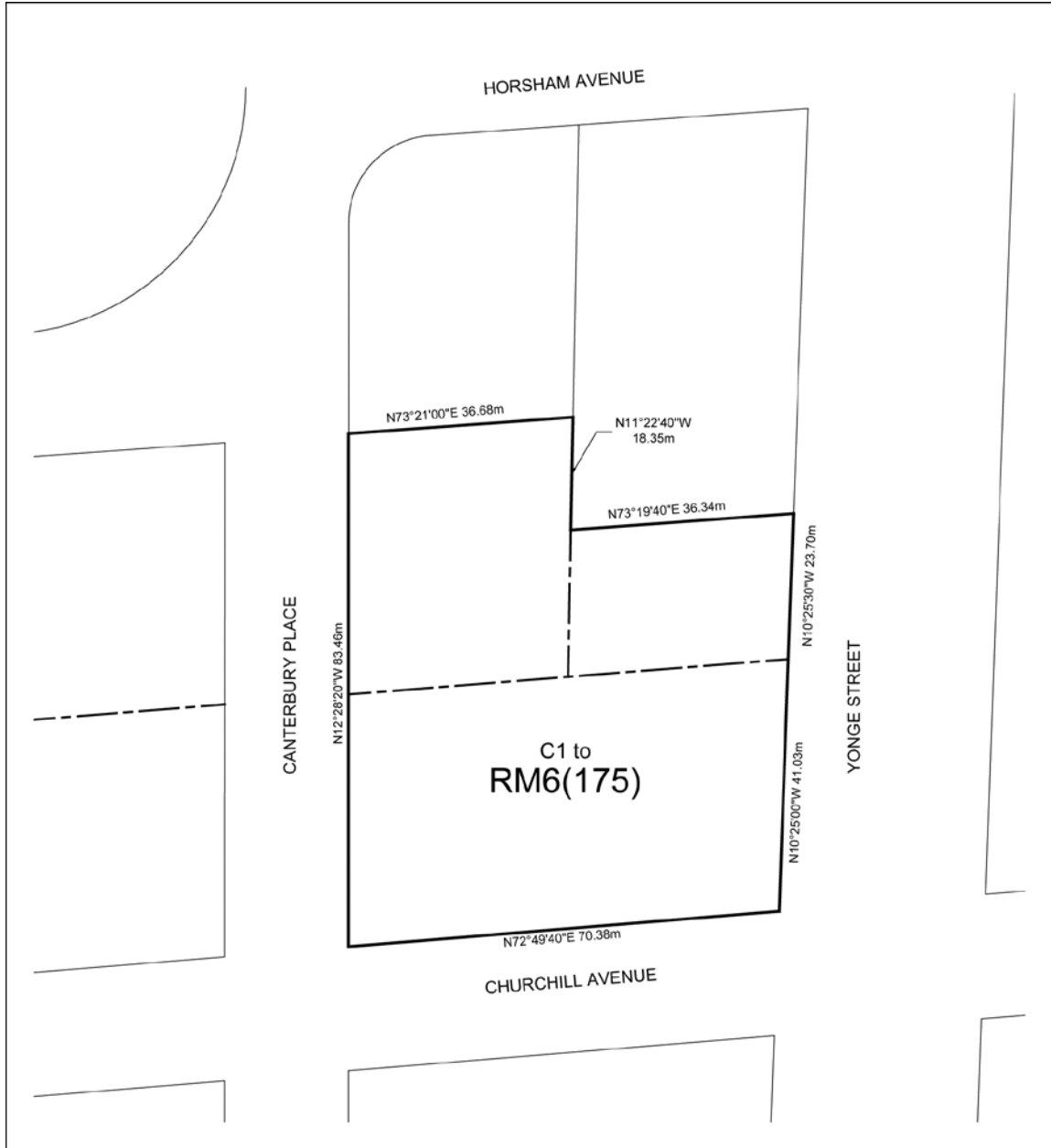
ENACTED AND PASSED this ~ day of ~.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE 1



Schedule 1

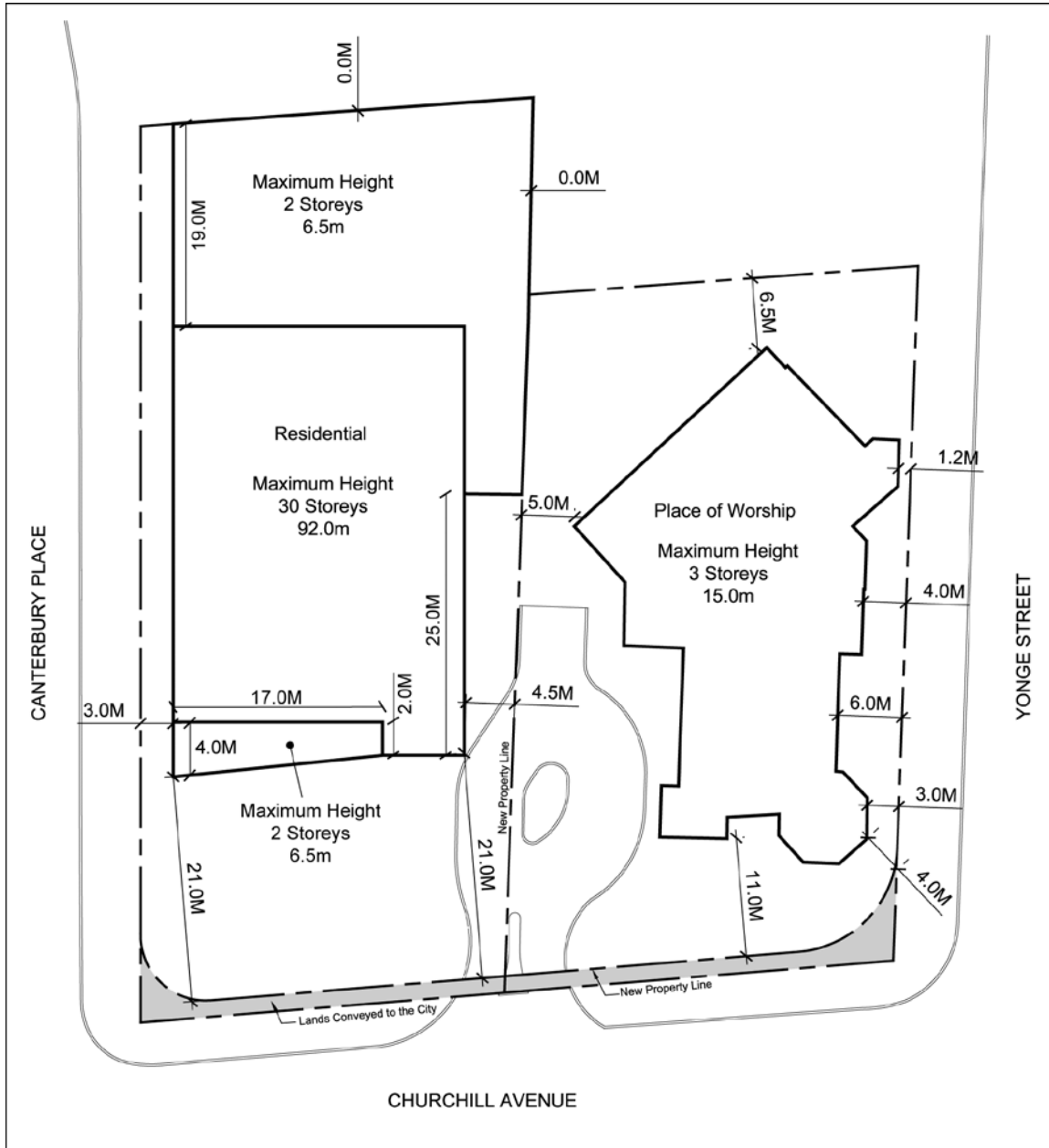
Part of Lots 1 & 4, R.P. 2057 and Part of Lot 43, R.P. 3163 City of Toronto (Formerly City of North York)
R. Avis Surveying Inc.

File # 12 134356 NNY 23 02

Date: 10/20/2015
Approved by: Rob Gibson



SCHEDULE RM6 (175)



Schedule RM6(175)

File # 12 134356 NNY 23 0Z

Date: 10/15/2015
 Approved by: Rob Gibson

↑
 Not to Scale