

**740 and 750 York Mills Road and 17 Farmstead Road  
Zoning By-law Amendment Application - Final Report**

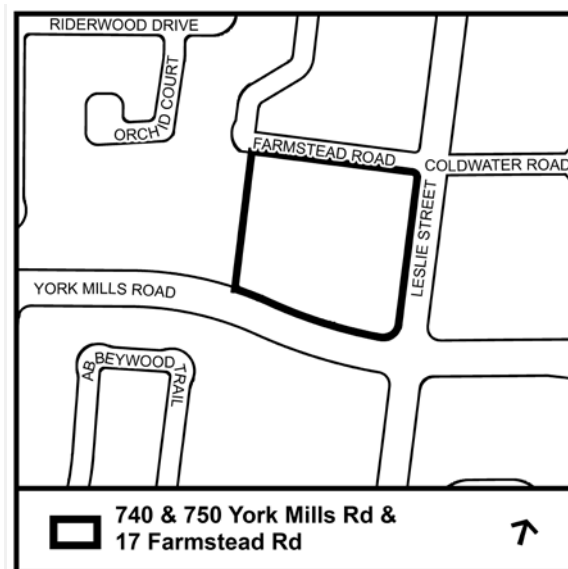
<b>Date:</b>	April 22, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	13 198702 NNY 25 OZ

**SUMMARY**

This application is to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 560-2013 to permit the infill addition of 260 new apartment units in a stacked townhouse form, 3 and 4 storeys in height, on underutilized space on an existing apartment building site. The proposed new gross floor area for the site would be 27,756 m<sup>2</sup>. The three existing 18 storey rental apartment buildings with 409 rental units would be maintained. The overall total gross floor area of the existing and proposed development would be 77,004 m<sup>2</sup> resulting in a density of 2.47 FSI with a total of 669 dwelling units. A total of 775 parking spaces would serve the entire site with access provided from York Mills Road and Farmstead Road.

The proposed development is appropriate as it provides for sensitive and compatible infill development on a site containing existing apartment buildings with sufficient underutilized space to accommodate development. In addition, the proposal provides for new and consolidates existing amenity space, screens garbage and loading areas, introduces pedestrian mews, and provides for a more efficient internal driveway network eliminating multiple access points along Farmstead Road.

This report reviews and recommends approval of the application to amend the Zoning By-law.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 for the lands at 740 and 750 York Mills Road and 17 Farmstead Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 740 and 750 York Mills Road and 17 Farmstead Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments 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 to the satisfaction of the Director, Community Planning North District and the City Solicitor as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. Prior to the issuance of any building permit the Owner shall provide a financial contribution in the amount of \$900,000 to be used towards park improvements for Mossgrove Park and Kirkwood Park.
    - ii. The financial contribution referred to in subsection 4.a.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. In the event the cash contribution referred to in Section 4.a.i 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.
  - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

- i. The Owner shall provide improvements to the outdoor pool area that will include at a minimum, upgrading the existing pool deck and surrounding area with durable finishings/materials and installing decorative fencing, to the satisfaction of the Chief Planner and Executive Director of City Planning.
- ii. The Owner shall provide and maintain a new recreational amenity building on-site of a minimum of 120 m<sup>2</sup> to the north of and abutting the outdoor pool area, and shall screen the garbage/loading area from the pool area. The design and materials of the recreational amenity building shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning.
- iii. The Owner shall provide and maintain clearly defined routes and pedestrian connections from the existing rental buildings and new 260 stacked townhouse units to amenity areas, the public sidewalks and Mossgrove Park. The design, location and materials of the routes and pedestrian connections shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning.
- iv. The Owner shall provide detailed plans and complete renovations to existing office spaces at 750 York Mills Road and a commercial space at 17 Farmstead Road to provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space or alternatively provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space elsewhere on-site for residents of the subject site, to the satisfaction of the Chief Planner and Executive Director of City Planning.
- v. The Owner shall complete construction of all improvements listed in Parts 4.b.(i). to 4.b.(iv). above in accordance with the plans and/or drawings provided and approved through the site plan approval process and prior to receiving an occupancy permit of the new 260 stacked townhouse units. The owner shall not pass through any of the construction costs to the tenants of the existing rental buildings, including in the form of an increase in rent above the provincial Guidelines established under the Residential Tenancies Act.
- vi. The Owner shall, prior to the execution of the Section 37 Agreement by the City, provide financial security in a form and amount acceptable to the Chief Planner and Executive Director, City Planning, to construct all improvements listed in Parts 4.b.(i). to 4.b.(iv).
- vii. The Owner shall provide reciprocal access to all residents of the existing three 18-storey apartment buildings at 740 York Mills Road,

750 York Mills Road and 17 Farmstead Road, excluding residents of the proposed new 260 stacked townhouse units, for the purpose of access and use of all indoor amenity areas within the existing three 18-storey apartment buildings at 740 York Mills Road, 750 York Mills Road and 17 Farmstead Road.

- viii. The Owner shall provide reciprocal access to all residents located at 740 York Mills, 750 York Mills Road and 17 Farmstead Road, including residents of the proposed new 260 new stacked townhouse units, for the purposes of access and use to all outdoor amenity areas, including the outdoor pool, and to the new recreational amenity building of a minimum of 120 m<sup>2</sup>.
- ix. The Owner shall maintain the apartment buildings at 740 and 750 York Mills Road and 17 Farmstead Road with 409 existing rental dwelling units as rental housing for a minimum period of twenty (20) years commencing from the date the by-law comes into effect, with no application for demolition without replacement, or for conversion to non-rental housing purposes during the twenty year period.
- x. Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan, and a Tenant 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.
- xi. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

At its meeting on October 17, 2013 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=2013.NY27.21>

## ISSUE BACKGROUND

### Proposal

This application is to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 560-2013 to permit the addition of 260 new apartment units in a stacked townhouse form within 6 blocks of three storey apartment buildings and 1 four storey apartment building with a gross floor area of 27,756 m<sup>2</sup>. The applicant has indicated that they anticipate that the new apartment units will be condominium in tenure. The three existing 18 storey rental apartment buildings with 409 rental units would be maintained resulting in a total of 669 residential units (existing and proposed) on site. The total gross floor area of the existing and proposed development would be 77,004 m<sup>2</sup> resulting in a density of 2.47 FSI.

The apartment units in a stacked townhouse form are proposed to be generally organized around the perimeter of the site along the edges fronting and framing Farmstead Road, Leslie Street, York Mills Road and Mossgrove Park. The 4 blocks along Farmstead Road and 1 block along York Mills Road would be stacked and back-to-back units while the block along Leslie Street and Mossgrove Park would be stacked through units. All blocks would be 3 storeys (15 m) in height with the exception of the block fronting onto York Mills Road which would be 4 storeys (15.5 m) in height.

Table 1 below provides further proposal details on each of the stacked apartment blocks.

	<b>Block A1</b>	<b>Block A2</b>	<b>Block B1</b>	<b>Block B2</b>	<b>Block C</b>	<b>Block D</b>	<b>Block E</b>	<b>Total</b>
<b>Total units</b>	48	48	48	48	10	44	14	260
<b>2 bedroom</b>	40	40	40	40	8	32	12	212
<b>3 bedroom</b>	8	8	8	8	2	12	2	48
<b>Number of storeys</b>	3	3	3	3	3	4	3	n/a
<b>GFA</b>	5,028m <sup>2</sup>	5,027m <sup>2</sup>	5,027m <sup>2</sup>	5,028m <sup>2</sup>	1,098m <sup>2</sup>	5,017m <sup>2</sup>	1,531m <sup>2</sup>	27,756 m <sup>2</sup>
<b>Vehicular Parking</b>	118		118		12	55	17	320
<b>Bicycle Parking</b>	72		72		8	34	11	197

The proposed buildings would be located in areas currently used for surface and underground parking as well as some outdoor landscaped areas. New pedestrian pathways are proposed to connect the site to the adjacent streets and provide pedestrian access. This includes a new pedestrian route from Leslie Street going west through the site to connect to Mossgrove Park. The circular driveway located in the centre of the development has partially been eliminated along its northern and north eastern edges in order to consolidate the open space area with the outdoor swimming pool area. A minimum 120 m<sup>2</sup> recreational amenity building will be added

abutting the pool that can be used as community meeting space or as a change room facility for the pool area. This room would also act to screen the garbage and loading area located to the north.

The four existing driveways on Farmstead Road would be consolidated into a single driveway which would run through the site. On York Mills Road, the existing driveway is proposed to be relocated to the west end of the site. The existing parking garages and most surface parking would be replaced with three new underground parking garages. A total of 772 parking spaces would be provided for the existing and proposed residential units of which 741 spaces would be underground and 34 surface parking spaces. A total of 450 parking spaces would be allocated for the existing rental apartment buildings on site and 322 parking spaces would be allocated for the proposed new dwelling units including a total of 114 visitor parking spaces for both the existing and proposed dwelling units on site.

### **Site and Surrounding Area**

The 3.13 hectares site is located at the north-west corner of York Mills Road and Leslie Street. The site is currently developed with three 18 storey rental apartment buildings containing 409 rental apartment units and one commercial unit (hair salon) with a gross floor area of 48,248 m<sup>2</sup> resulting in a density of 1.57 FSI. The existing apartment buildings contain a mix of one, two and three bedroom rental units with affordable and mid-range rents with 137 units, 136 units and 136 units respectively. The buildings were constructed in 1969 and are designed in a tower-in-the-park form with a significant amount of surface parking and open space areas. There are currently 565 resident and 35 visitor and rental office parking spaces of which 82 are surface parking spaces and the rest are within one-storey above and below grade parking garages. Vehicular access to the site is provided via four driveways on Farmstead Road and one driveway on York Mills Road.

Land uses surrounding the site are as follows:

North: On the north side of Farmstead Road are 2 and 3 storey townhouses and Kirkwood Park.

South: On the south side of York Mills Road are two 18 storey rental apartment buildings.

East: On the east side of Leslie Street is a retail plaza and commercial uses.

West: Mossgrove Park and single detached homes to the north-west.

### **Provincial Policy Statement and Provincial Plans**

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 Horseshow 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 office 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.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 of the Plan includes built form policies addressing the location of new development to fit with its existing and/or planned context, the massing of new buildings to limit their impact on streets, open spaces and properties, the relation of new buildings to streets, parks, sidewalks, and the location and organization of vehicle parking, access and servicing. New multi-unit residential development is also to include indoor and outdoor amenity space for residents.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.5 indicates that significant new development on sites where existing rental units will be kept in the new development, will secure the existing rental housing where units have affordable and mid-range rents and any needed improvements and renovations to the existing rental housing without pass-through costs to the tenants.

Section 5.1.1 of the Official Plan contains Section 37 policies that authorize 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.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

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

<http://www1.toronto.ca/planning/chapters1-5.pdf>

## **Zoning**

On May 9, 2013 City Council enacted the new City wide Zoning By-law No. 569-2013. The By-law has been appealed. Under By-law 569-2013 the site is zoned Residential Apartment RA(f30; a1375; d1.5)(x135) which permits a dwelling unit, park and other uses including community centre, day nursery, nursing home, place of worship, residential care home, retail store and retirement home. The only permitted residential building type is an apartment building. The zoning permits a maximum floor space index of 1.5 times the lot area and a maximum height of 24.0 metres. The site is also subject to site specific Zoning By-law 23088 which permits a hair dressing shop up to a floor area of 79 m<sup>2</sup>.



Under former City of North York Zoning By-law 7625 the site is zoned RM6 Multiple Family Dwellings Sixth Density Zone which permits a number of residential uses including an apartment house dwelling and multiple attached dwelling as well as a range of institutional uses such as hospital, nursing home, place of worship, school and City park and community centre. Site specific By-law 23088 also permits a hairdressing shop with a maximum floor area of 850 ft<sup>2</sup> in an apartment housing dwelling. The maximum gross floor area in the RM6 zone is 150 % of the lot area. The height of an apartment building may exceed 11 metres provided larger setbacks from the lot line are provided while the maximum height for a multiple attached dwelling is 9.2 metres and 3 storeys.

### **Site Plan Control**

A site plan control application is required but has not yet been submitted.

### **Reasons for Application**

An application to amend former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013 is required to permit the additional residential development and change development standards for matters such as, but not limited to: density, setbacks, building separation distances, parking and amenity space.

### **Community Consultation**

A community consultation meeting was held on October 24, 2013 attended by over 200 people. There was general opposition to the proposal. The following comments and concerns were raised:

- The proposal results in too much density and development.
- Green space will be lost.
- Concern about impact on property values of residential lots in the area.
- There is too much traffic in the area resulting in traffic congestion along Leslie Street and York Mills Road.
- Cars will use the local streets.
- TTC buses are full.
- Can the existing infrastructure handle the additional development.
- There is no space in the local schools.
- How will parking be provided for the tenants of the existing rental buildings.
- If there is not enough visitor parking, cars will park on the local streets.
- Rents have been increased above provincial guidelines for several years.

### **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 Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The Official Plan provides for compatible infill development on underutilized *Apartment Neighbourhood* designated sites. The proposed infill apartment development in a stacked townhouse form represents compatible intensification through a compact urban form and provides for a mix of housing on the site. The proposal will make efficient use of land and resources, infrastructure and public service facilities.

### **Land Use**

This application proposes residential infill development on a site developed with three 18 storey apartment buildings. The Official Plan's Apartment Neighbourhoods designation permits compatible infill development on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents.

Much of the existing site is underutilized being used as surface parking lots, above ground parking garages and driveways. There is an opportunity for additional development on the site. The proposal to add apartment units in a residential stacked townhouse form is appropriate as most of the new development would be located on the lands currently used as surface parking lots, parking garages, driveways and landscaped areas. The existing parking garages and most surface parking would be replaced with three new underground parking garages. The proposed four storey building located on the south east part of the site fronting York Mills Road would be located on an existing landscaped open space area. A new outdoor amenity/landscaped open space area would be created on the south-west part of the site generally where the current driveway access along York Mills Road exists today.

### **Site Organization, Building Location and Setbacks**

The Official Plan's built form policies require that new development is located and organized to fit within its existing and or planned context by framing and supporting adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces.

The site has been organized with buildings sited parallel to York Mills Road, Leslie Street and Mossgrove Park having front doors, entrances, landscaped areas and pedestrian connections along these streets and the park. The units along Farmstead Road are the end units of the row of buildings with front doors, entrances, landscaping and pedestrian connections along the street. The existing 4 driveways leading to parking areas and garages along Farmstead Road will be removed. All buildings contribute to frame the edge of the streets and park with minimum setbacks of 7 metres along Mossgrove Park, 4 metres along Farmstead Road, 5.5 metres along Leslie Street and 5.5 metres along York Mills Road allowing for appropriate landscaping. Staff has worked with the applicant to eliminate below grade entrances to basement units along these frontages in order not to create pits abutting the public realm.

The proposal includes a main private drive connection through the site from York Mills Road to Farmstead Road that also passes in front of the existing apartment building at 750 York Mills Road and a visitor parking area. The existing central circular driveway is proposed to be reconfigured to allow for a central open space area as the focal point within the interior of the site. The proposal includes a number of pedestrian connections and various mews through the site in an east-west and north-south direction. Units not fronting the public streets or parks front on to the private street and mews along the interior of the site. As part of the site plan process, staff will work with the applicant to clearly define the routes and pedestrian connections from the existing rental buildings and proposed new apartment buildings to the amenity areas, the public sidewalks and Mossgrove Park.

The proposed development is located and organized to fit within its existing and or planned context as it appropriately frames and supports the adjacent streets and park.

### **Height and Density**

The proposal is arranged with 3 storey apartment buildings in a stacked townhouse form with buildings fronting Leslie Street, Farmstead Road and Mossgrove Park and one 4 storey building fronting York Mills Road. The proposed buildings vary in height with a maximum height of 15.5 metres plus 3 metres for rooftop stair enclosures to rooftop amenity areas. The existing site is developed with three 18 storey apartment buildings with maximum heights of approximately 65 metres. The proposed 3 storey apartment buildings in a stacked townhouse form provide for an appropriate transition in building type and height to the 2 storey detached homes to the north-west and to the 2 and 3 storey townhouses located directly north of the site. The blocks fronting along Farmstead Road identified as A1 and A2 will have a maximum height of 14 metres and Blocks B1 and B2 fronting along Farmstead Road will have a maximum height of 11.5 metres plus 3 metres for stair enclosures to rooftop amenity areas. The proposed 4 storey apartment block is appropriately located at the southeast corner of the site fronting onto York Mills Road which is opposite two 18 storey buildings on the south side of York Mills Road.

The proposed new buildings and density are predominantly deployed along the perimeter of the site. Proposed buildings frame the streets and the park while occupying underutilized space used for surface and underground parking areas as well as some landscaped areas. The site will have adequate space to provide for sufficient outdoor amenity areas, landscaped open space, pedestrian connections, vehicular circulation and building separation distances between all existing and proposed buildings. The design of buildings A1, A2, B1, B2 and D are back to back stacked units while buildings C and E are stacked units. This low-rise building form with 3 and 4 storey apartment buildings providing 2 and 3 bedroom units allows for an appropriate intensification of the lands. The increased density from 1.57 times to 2.47 times the area of the lot is appropriate and fits within the surrounding neighbourhood context.

### **Sun/Shadow**

The proposed 3 and 4 storey buildings with a maximum height of 15.5 metres will not create adverse shadow impacts on the adjacent residential neighbourhood, streets or the abutting parks and open space areas. The proposed buildings are setback a sufficient distance from the consolidated new central amenity area and proposed new amenity area at the south-west end of the site where there would not be any adverse shadow impacts.

## **Traffic Impact, Access, Parking and Loading**

In order to assess the traffic impacts of this proposal, the applicant's transportation consultant (BA Group) prepared a May 2013 Urban Transportation Considerations Report. A subsequent Transportation Update letter was submitted in June 2014 and further responses were submitted in April and November of 2015. In the latest revised submission, the consultant confirms that the proposed development will generate approximately 80 and 85 new two-way trips during the a.m. and p.m. peak hours, respectively. Given these estimated trips, the consultant concludes that site traffic volume on Leslie Street and York Mills Road is not expected to be measureable in comparison to normal daily variations. Transportation Services accepts the findings of the transportation report.

Transportation Services acknowledges the over-capacity movements at the Leslie Street/York Mills Road intersection under future traffic conditions and notes and accept the site's minimal relative impact on that intersection's operation in the future. As part of the future total analysis, the consultant recommends the extension of the eastbound and northbound right turn bus bay turning lanes to improve traffic operations at the Leslie Street/York Mills Road intersection. An appropriate functional plan of the intersection showing the proposed future layout of these turn lanes would have to be reviewed to determine acceptability of such a proposal.

The existing site contains one access driveway to the south onto York Mills Road along with four (4) access driveways to the north onto Farmstead Road. The applicant is proposing to relocate the existing south driveway to the western edge of the site further away from the York Mills Road and Leslie Street intersection while consolidating the northern access to one all moves driveway onto Farmstead Road. Transportation Services finds this configuration acceptable. Additional detailed comments pertaining to the location and layout of the proposed driveways, including ingress/egress thereto, and on-site connections will be provided through the site plan review process.

A total of 775 parking spaces are proposed to be provided on site. These spaces will be located in three underground parking garages within one, two and three levels, along with 34 surface parking spaces. As per Zoning By-law 569-2013, the units are defined as "dwellings in an apartment building" and based on the current unit mix, the site requires 321 parking spaces to satisfy the By-law 569-2013 requirement. The proposed site is to have 322 parking spaces (including 52 visitor spaces) which satisfies the By-law's parking requirement for the proposed apartment units in a stacked townhouse form. For the existing uses on site, which include 409 residential rental units and a rental office, a proposed parking supply of 450 spaces is proposed, which Transportation Services finds acceptable. There will be sufficient parking provided on site to accommodate both resident and visitor parking demands. The applicable parking rates for the proposed apartment units and the existing rental apartment buildings have been secured as part of the draft zoning by-laws (Attachments 7 and 8).

The existing apartment buildings each have separate garbage rooms within each building. The revised site design is proposing to consolidate waste collection for all proposed and existing buildings into a central enclosed garbage room located adjacent to the north garage ramp and swimming pool. The site is proposing to provide one Type G loading space for both the existing

and new residential units on-site. Transportation Services accepts this configuration, which will improve the overall site design.

There is Toronto Transit Commission (TTC) bus service along both Leslie Street and York Mills Road. The development proposal was circulated to the TTC for review and comment. The TTC provided comments indicating that they have reviewed the proposal with respect to transit and they have no concerns.

## **Amenity and Open Space**

The applicant's proposal includes a total of 872 m<sup>2</sup> of indoor amenity space. This amenity space includes 544 m<sup>2</sup> of existing indoor amenity space, which consists of a fitness centre, lounge area and business centre within each of the existing residential buildings, plus a party room within 740 York Mills. The proposal also includes an additional 208 m<sup>2</sup> of indoor amenity space by converting an existing hair salon within 17 Farmstead Road and converting existing office spaces within 750 York Mills Road. The applicant is also proposing an additional 120 m<sup>2</sup> of amenity space by constructing a new recreational amenity building abutting the outdoor pool area. This will result in 1.3 m<sup>2</sup> of indoor amenity space per dwelling unit.

The proposal includes 3,762 m<sup>2</sup> of common outdoor amenity space for the existing and proposed residential buildings. This will result in 5.6 m<sup>2</sup> of common outdoor amenity space per unit. The applicant is proposing to remove a portion of the existing circular driveway in order to reconfigure and consolidate the existing landscaped area with the outdoor pool area to create one large consolidated outdoor open space area. The proposal also includes an open space area to the west of the townhouse block fronting York Mills Road. The details and design of the landscaped open areas, including matters such as play equipment, seating, lighting, and plant materials, will be undertaken at the site plan stage, and certain matters have also been secured as part of the section 37 agreement in the draft By-laws (Attachments 7 and 8). The proposed development also includes 3,211 m<sup>2</sup> of private outdoor amenity space in the form of rooftop decks, balconies, patios and porches for the new units. Depending on the unit, generally the upper floor units would have rooftop amenity decks and balconies, while mid-floor units would have balconies and lower units would have patios.

The amount of indoor and outdoor amenity space will be secured as part of the draft zoning by-law amendments (Attachments 7 and 8), while the details and access to the indoor and outdoor amenity areas will be further reviewed and secured through the site plan review process and through the section 37 agreement.

## **Servicing**

The applicant submitted a servicing report addressing drainage, water and sewer services and stormwater management which has been reviewed by Development Engineering. The report indicates that the proposal can be fully serviced in accordance with the City's standards. Development Engineering has indicated that further minor revisions to the stormwater management and servicing report will be required at the site plan review stage.

## **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 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 to 1.56 hectares of parkland per 1,000 people, which is the middle parkland provision. The site is in a parkland priority area, as per the City wide Parkland Dedication By-law No. 1020-2010.

The application proposes 260 residential units within a net site area of 11,233 m<sup>2</sup> excluding the existing rental site area. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 3,466 m<sup>2</sup> or 30% of the net site area. For sites greater than 1ha but less than 5 ha in size, a cap of 15% for the residential portion of the development applies. Parks, Forestry and Recreation staff advise the parkland dedication requirement is 1,685 m<sup>2</sup> and that the applicant's request to satisfy the parkland dedication requirement by providing cash-in-lieu is appropriate. Parks staff indicate that the site is abutting Mossgrove Park and in close proximity to Kirkwood Park.

## **City Street Trees and Toronto Private Tree By-law**

The applicant is proposing to protect three trees located on the City's York Mills road allowance and Urban Forestry requires a Tree Survival Guarantee in the amount of \$8,395 to ensure protection of the subject trees. The applicant's plans show suitable space for large growing canopy trees for three new trees within the right-of-way on York Mills Road, six new trees fronting Farmstead Road and another ten trees fronting on to Leslie Street. Urban Forestry requires a landscaping plan to illustrate the new trees to be planted for the right of ways at the time of site plan control and a Tree Planting Deposit of \$583 per tree for the planting of new trees on the City road allowance.

The applicant has identified 102 privately owned trees located throughout the site that meet the criteria for protection under the City of Toronto's Private Tree By-law. Urban Forestry advises that an application for tree removal is required and trees are to be replaced at a 3:1 ratio for a total of 306 trees are to be replaced on the property or, if this is not possible, payment in lieu of tree planting at a fee of \$583 for every tree to supplement tree planting elsewhere in the City. Through the site plan process staff will work with the applicant to maximize on site tree planting.

## **Schools**

The Toronto District School Board has advised there is insufficient space at the local schools to accommodate students anticipated from the proposed development. They advise that students from the new development will not displace existing students at local schools and that alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the Toronto District School Board. The School Board indicates that at this time, the schools anticipated to serve the development are unknown.

The School Board has requested that as a condition of approval, the applicant enter into an agreement to put up signs advising that students may be accommodated in facilities outside the area until space in local schools becomes available and also include warning clauses in all offers of purchase and sale of residential units, to the effect that students may be accommodated in

facilities outside the area and policies on busing. These conditions will be included as part of a site plan approval application. The Toronto Catholic District School Board has not provided any comments.

## **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 will secure performance measures for cycling and parking requirements. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

## **Rental Housing**

In keeping with Policy 3.2.1.5 of the Official Plan, the applicant is required to secure the rental tenure of the existing apartment buildings at 740 York Mills Road (137 units), 750 York Mills Road (136 units) and 17 Farmstead Road (136). The applicant has agreed to maintain the 409 rental housing units for a minimum period of twenty (20) years.

Policy 4.2.3, which addresses intensification in *Apartment Neighbourhoods* and Policy 3.2.1.5 are key Official Plan policies that apply to the 409 existing rental housing units to be retained and recognize the direct impact intensification of the site would have on the existing and future tenants of these buildings. In addition to securing the rental tenure of existing buildings, Policy 3.2.1.5 also provides for securing needed improvements and renovations to the rental buildings and their related facilities, without costs being passed on to tenants. The policy is aimed at achieving improvements that will ensure the on-going viability and livability of the rental use in the future, as well as benefit residents of the existing building. It is intended to secure capital improvements beyond those that are required under other policies and regulations which involve, among other matters, general repairs and upkeep or new features such as soft landscaping. These improvements are also to be beyond those that are required for the purpose of facilitating the proposed infill development.

The applicant advises that in 2011 the owner completed extensive renovations to the three existing apartment buildings at a total cost of approximately \$12 million. This included upgrades and renovations to common areas and suites including improvements to: laundry rooms, corridors, lobbies, exercise facilities, swimming pool, party rooms, balconies, landscaping, parking garage, elevators, plumbing, access and security systems, as well as in-suite energy efficiency upgrades. Staff conducted a site visit on November 22, 2013 and confirmed upgrades to the existing amenity spaces. Correspondence received from existing tenants indicates that rents have increased above the provincial Guideline in the three years prior to the rezoning application. New improvements or construction costs for the proposed development will not be passed on to the tenants of the existing building. This matter has been secured as part of the section 37 agreement within the draft Zoning By-laws (Attachments 7 and 8).

Each of the existing apartment buildings include a lounge, fitness centre and business centre. The proposed application will provide an additional 208 m<sup>2</sup> of indoor amenity space within the existing apartment buildings through the conversion of 3 existing rental offices at 750 York Mills and a commercial space at 17 Farmstead Road. A new 120 m<sup>2</sup> recreational amenity building will also be constructed adjacent to the existing pool that would be accessed by existing and future residents. The applicant has also agreed to improvements to the outdoor pool area that will include at a minimum upgrading the existing pool deck and surrounding area with durable finishings, and decorative fencing. The revised proposal would result in a total of 1.3 m<sup>2</sup> per dwelling unit of indoor amenity space (existing and proposed) on the site. Further details related to these amenity areas will be secured through the site plan process and section 37 agreement (Attachments 7 and 8).

### **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 10,000m<sup>2</sup> of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 m<sup>2</sup>, 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.

The applicant has agreed to a financial contribution in the amount of \$900,000.00 to be used for capital improvements to Mossgrove Park to the west of the subject site and Kirkwood Park to the north across Farmstead Road.

As part of this development proposal the applicant has agreed to preserve the existing 409 rental housing units within the 3 existing rental buildings for a minimum of twenty (20) years. The applicant has also agreed to improvements to the outdoor pool area that will include at a minimum upgrading the existing pool deck and surrounding area with durable finishings, decorative fencing and the addition of a recreational amenity building of a minimum of 120 m<sup>2</sup>. In addition to recreational uses, the building could include a meeting room, change room, a kitchen, washrooms and lockers. The details of the improvements to the pool area and the recreational amenity building will be reviewed and secured through the site plan process and through the section 37 agreement. The owner will also provide and maintain clearly defined routes and pedestrian connections from the existing rental buildings and new 260 stacked townhouse units to amenity areas, the public sidewalks and Mossgrove Park. The design, location and materials of the routes and pedestrian connections will be secured through the site plan approval process, to the satisfaction of the Chief Planner.

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 that the above noted community benefits and matters related to housing improvements be secured in a section 37 agreement.

## **Construction Management Plan**

In order to minimize impacts during construction, prior to issuance of the first building permit, including excavation or demolition permits, the owner will be required to submit and implement a Construction Management Plan, and a Tenant 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.

## **CONTACT**

John Andreevski, Senior Planner

Tel. No. (416) 395-7097

Fax No. (416) 395-7155

E-mail: [jandree@toronto.ca](mailto:jandree@toronto.ca)

## **SIGNATURE**

---

Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Landscape Plan

Attachment 3: Elevations

Attachment 4: Official Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 7: Draft Zoning By-law Amendment to North York Zoning By-law 7625

Attachment 8: Draft Zoning By-law Amendment to Toronto Zoning By-law 569-2013

# Attachment 1: Site Plan



## Site Plan

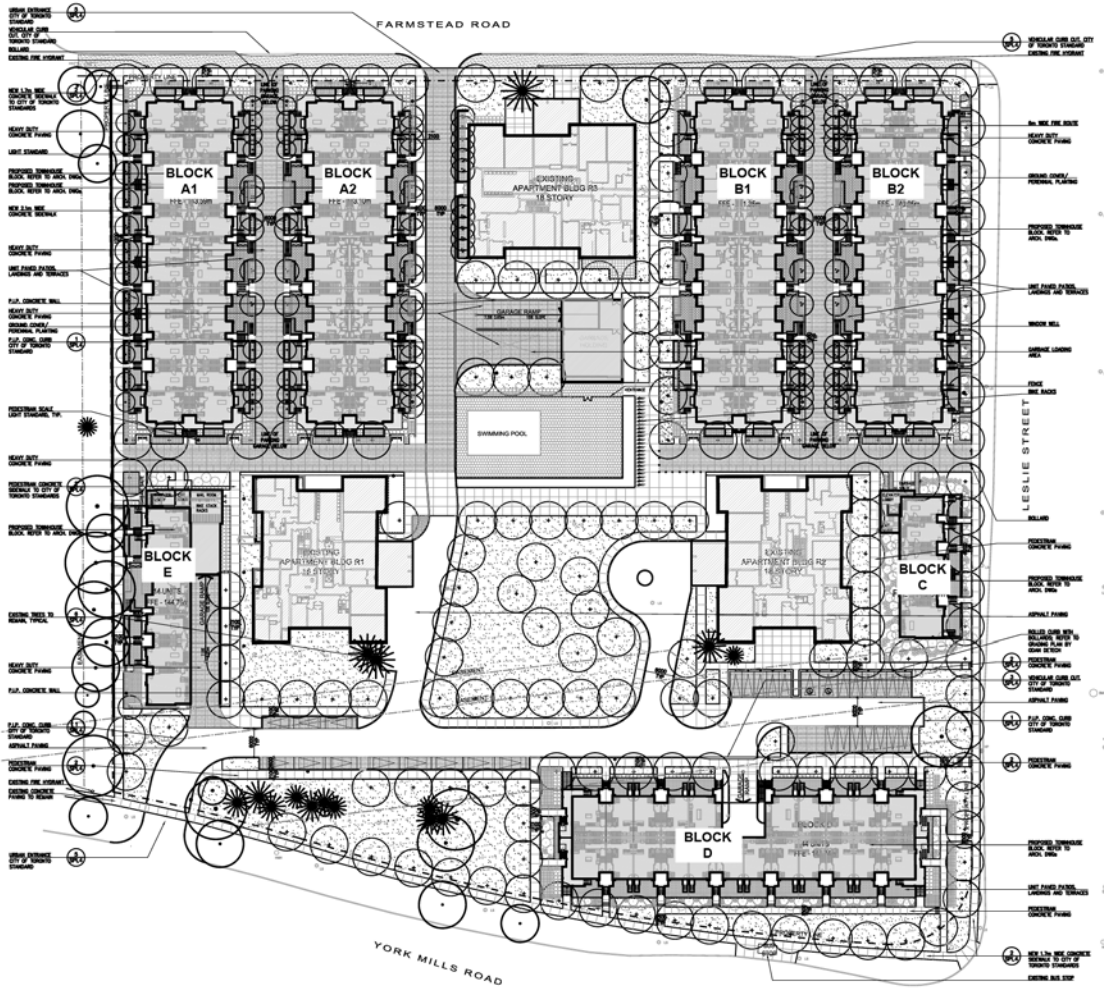
## 740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale   
02/23/2016

File # 13 198702 NNY 25

## Attachment 2: Landscape Plan



### Landscape Plan

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale 02/23/2016

File # 13 198702 NNY 25

### Attachment 3A: Typical North Elevations (Blocks A1 and B2)



#### North Elevation Block A1

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25



#### North Elevation Block B2

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25

**Attachment 3B: South Elevation (Block D)**



**South Elevation Block D (West End)**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25



**South Elevation Block D (East End)**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25

**Attachment 3C: East Elevations (Blocks B2 and C)**



**East Elevation Block B2 (North End)**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25



**East Elevation Block C**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25

**Attachment 3D: West Elevations (Blocks A1 and E)**



**West Elevation Block A1 (North End)**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25



**West Elevation Block E**

**740 & 750 York Mills Rd & 17 Farmstead Rd**

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25

### Attachment 3E: Typical Interior Elevations (Block A2)



West Elevation Block A2 (South End)

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

File # 13 198702 NNY 25



South Elevation Block A2

740 & 750 York Mills Rd & 17 Farmstead Rd

Applicant's Submitted Drawing

Not to Scale  
02/23/2016

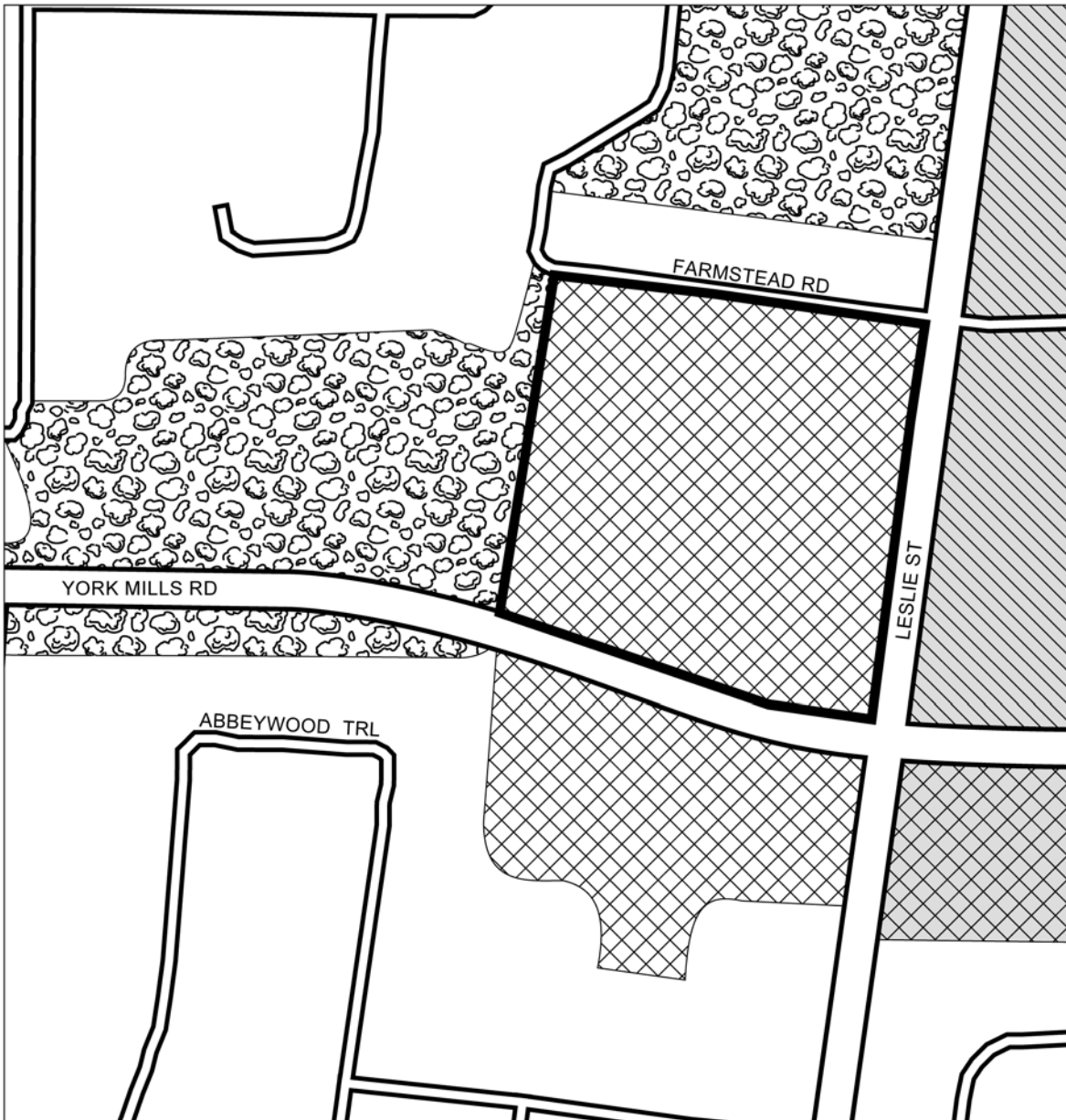
File # 13 198702 NNY 25



**Attachment 3F: Typical Interior Elevations (Blocks C and D)**



Attachment 4: Official Plan



**Toronto** City Planning  
**Official Plan**

740 & 750 York Mills Rd & 17 Farmstead Rd

File # 13 198702 NNY 25

- |                          |                          |
|--------------------------|--------------------------|
| Site Location            | Parks & Open Space Areas |
| Neighbourhoods           | Parks                    |
| Apartment Neighbourhoods | Employment Areas         |
| Mixed Use Areas          |                          |


↑  
 Not to Scale  
 07/16/2013

## Attachment 5: Existing Zoning




**TORONTO** City Planning  
**Zoning By-law 569-2013**

**740 & 750 York Mills Rd & 17 Farmstead Rd**  
 File # 13 198702 NNY 25 02

- |   |                                       |
|---|---------------------------------------|
|  Location of Application | <b>OR</b> Open Space Recreation       |
| <b>RD</b> Residential Detached  | <b>CR</b> Commercial Residential      |
| <b>RT</b> Residential Townhouse   | <b>EL</b> Employment Light Industrial |
| <b>RA</b> Residential Apartment   |                                       |
| <b>O</b> Open Space   |                                       |

- |  |
|--|
|  See Former City of North York Bylaw No. 7825 |
| <b>MC</b> Industrial-Commercial Zone   |

  
 Not to Scale  
 Extracted 07/16/2013



**Attachment 7: Draft Zoning By-law (By-law 7625)**

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. ~-20~**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as  
740-750 York Mills Road and 17 Farmstead Road**

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;

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;

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;

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

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 "1", Schedule "RM6(243)" and Schedule "2" attached to this By-law.

2. Section 64.20-A – **EXCEPTIONS TO RM6 ZONE (MULTIPLE-FAMILY DETACHED DWELLINGS SIXTH DENSITY ZONE)\*** of By-law No. 7625 is amended by adding the following subsection:

**64.20-A (243) RM6(243)**

**DEFINITIONS**

(a) For the purpose of this exception, the following definitions will apply:

- i. **Established Grade** shall mean an elevation of 141.30 metres Canadian Geodetic Datum;
- ii. **Gross Floor Area** means the sum of the total area of each floor level of a building, above and below established grade, measured from the exterior of the main wall of each floor level, but shall exclude: parking, loading and bicycle parking below established grade; required loading spaces and required bicycle parking spaces at or above established grade; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; shower and change facilities required by this By-law for required bicycle parking spaces; indoor amenity space required by this By-law; elevator shafts; garbage shafts; mechanical penthouse; and exit stairwells in the building.
- iii. **Height** shall mean the vertical distance between the **established grade** and the highest point of a building or structure;
- iv. **Recreational Amenity Building** means a building or part of a building used for recreational uses or community uses by the residents of all buildings on the **lot** and may also include change, shower, gym, kitchen, and washrooms.
- v. **Bicycle Parking Space** means an area used for parking or storing a bicycle.
- vi. **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**.
- vii. **Landscaping** means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking or storing of vehicles are not landscaping.
- viii. **Temporary Sales Office** means a temporary building, structure, facility or trailer on the **lot** used exclusively for the purpose of marketing or sale of **dwelling units** to be erected on the **lot**.

**PERMITTED USES**

- (b) In addition to the uses permitted in the RM6 Zone, a "**Recreational Amenity Building**" and any accessory uses shall also be permitted.

- (c) Notwithstanding the provisions of Section 20-A.1 of By-law 7625, as amended, a **temporary sales office** is permitted on the **lot** provided that:
- i. The gross floor area of the **temporary sales office** does not exceed 150 m<sup>2</sup>.
  - ii. The **temporary sales office** shall be permitted for a period of 3 years from the date of enactment of this By-law.
- (d) Notwithstanding the provisions of Section 20-A.1 of By-law 7625, as amended, a hairdressing shop may be located on the ground floor, or in the basement, of an apartment house dwelling erected on the **lot**, provided that:
- i. The gross floor area of the said hairdressing shop does not exceed 80 m<sup>2</sup>;
  - ii. That no signs advertising the hairdressing shop shall be erected on the **lot** or affixed to the exterior of the apartment house dwelling so as to be visible from any of the adjoining streets; and
  - iii. That all other provisions of By-law 7625, as amended, are complied with.

## **EXCEPTION REGULATIONS**

### **(e) Lot**

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

### **(f) Number of Dwelling Units**

The maximum number of residential dwelling units shall be 669 units, consisting of a maximum of 409 **apartment house dwelling** units and a maximum of 260 **multiple-attached dwelling** units.

### **(g) Gross Floor Area**

The maximum **gross floor area** shall not exceed 77,050 m<sup>2</sup>.

### **(h) Yard Setbacks and Projections**

- i. The minimum yard setbacks shall be as shown on Schedule RM6 (243).
- ii. Notwithstanding Section 6(9) of the former City of North York Zoning By-law 7625, and except where a heavy line on Schedule RM6(243) is contiguous with a boundary line of the site, nothing shall prevent:
  - (i). External stairs and associated guardrails, balustrades and railings leading to a below grade garage from projecting a maximum of 5 metres;

- (ii). Stairs and associated guardrails, balustrades and railings leading to a dwelling unit from projecting a maximum of 3.6 metres;
- (iii). Decks, porches and privacy screens from projecting a maximum of 1.75 metres;
- (iv). Awnings and canopies from projecting a maximum of 1.65 metres;
- (v). Balconies from projecting a maximum of 1.6 metres;
- (vi). Cornices, lighting fixtures, ornamental and architectural elements, parapets, pillars, pergolas, trellises, window sills, eaves, planters, ventilation shafts, guardrails, balustrades, railings, doors, privacy screens, site servicing features, chimneys, vents, stacks, ducts, window washing equipment, from projecting a maximum of 0.75 metres; and
- (vii). Underground garage ramps and associated features from projecting into the required setbacks.

**(i) Dwelling Unit Entrances and Window Wells**

- i. Entrances to **dwelling units** below ground level shall not be permitted for units located fronting onto Farmstead Road, Leslie Street, York Mills Road and Mossgrove Park.
- ii. Window wells for **dwelling units** located fronting onto Farmstead Road, Leslie Street, York Mills Road and Mossgrove Park shall have a maximum width perpendicular from the main wall of the **dwelling unit** of 0.6 metres, a maximum depth of 0.6 metres and a maximum length parallel to the main wall of the **dwelling unit** of 1.5 metres.

**(j) Distance Between Buildings**

The minimum distance between buildings shall be as shown on Schedule RM6 (243).

**(k) Building Height**

The maximum building height, measured from established grade, shall not exceed the maximum height in metres and number of storeys as shown on Schedule RM6(243), except that:

- i. Antennae, satellite dishes, enclosures housing mechanical elements, ducts, elevator enclosures, ornamental elements, architectural elements, stairs, stair enclosures, parapets, privacy screens, railings and structures on the roof of the building used for safety or wind protection purposes, may be permitted to project a maximum of 3 metres.



**(l) Recreational Amenity Area**

- i. Provide a minimum of 1.3 m<sup>2</sup> of indoor **recreational amenity area** per dwelling unit;
- ii. Provide a minimum of 5.6 m<sup>2</sup> of outdoor **recreational amenity area** per dwelling unit;
- iii. Provide a minimum 120 m<sup>2</sup> **recreational amenity building** on Block F.

**(m) Vehicle Parking**

- i. Provide vehicle parking in accordance with the following minimum requirements for Blocks A1, A2, B1, B2, C, D and E shown on Schedule RM6(243):
  - (i). Studio 0.8 spaces per unit;
  - (ii). 1-Bedroom 0.9 spaces per unit;
  - (iii). 2-Bedroom 1.0 spaces per unit;
  - (iv). 3-Bedroom 1.2 spaces per unit; and
  - (v). Visitor 0.2 spaces per unit.
- ii. Provide parking in accordance with the following minimum requirements for Buildings R1, R2 and R3 shown on Schedule RM6(243):
  - (i). Resident 0.95 spaces per unit; and
  - (ii). Visitor 0.15 spaces per unit.
- iii. Section 6A(8) (b) does not apply **to parking spaces** located below grade.

**(n) Loading**

Provide a minimum of one loading space that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres.

**(o) Bicycle Parking**

- i. Provide **bicycle parking spaces** in accordance with the following minimum requirements for Blocks A1, A2, B1, B2, C, D and E shown on Schedule RM6(243):
  - (i). 0.68 **bicycle parking spaces** per dwelling unit for residents; and
  - (ii). 0.07 **bicycle parking spaces** per dwelling unit for visitors.
- ii. A **bicycle parking space** must comply with the following minimum dimensions:
  - (i). A minimum length of 1.8 metres; minimum width of 0.6 metres; and

minimum vertical clearance from the ground of 1.9 metres.

iii. A **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device must comply with the following minimum dimensions:

(i). A minimum length or vertical clearance of 1.9 metres; minimum width of 0.4 metres; and minimum horizontal clearance from the wall of 1.2 metres.

iv. If a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres and the minimum width is 0.4 metres.

v. Vertical Clearance of a Bicycle Parking Area - 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 1.9 metres in all other cases.

vi. **Bicycle parking spaces** may be located:

(i). on the first or second storey of a building;

(ii). 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; and

(iii). in a **stacked bicycle parking space**.

vii. A **bicycle parking space** for a **dwelling unit** may not be located in a **dwelling unit**, on a balcony or in a storage locker.

viii. A visitor **bicycle parking space** may be no more than 30 metres from a pedestrian entrance to a residential building on the lot.

#### **(p) Landscaping**

A minimum of 10,000 m<sup>2</sup> of **landscaping** shall be provided and maintained on the lot.

#### **(q) Provisions Not Applicable**

The provisions of 6A(2) Parking Requirements, 6A(16) Loading Space Requirements (d) Access to Loading Spaces (iv), 6(23) Requirements for Accessory Buildings, 15.8 Landscaping, 20-A.1(b) Use Qualifications (i), 20-A.2.4 Yard Setbacks, 20-A.2.4.1 Distance between Buildings and/or Portions of Buildings Forming Courts, 20-A.2.5 Gross Floor Area, 20-A.2.6 Building Height, of By-law 7625 shall not apply.

**(r) Division of Land**

The provisions of this By-law shall apply collectively to this land as shown on Schedule "1" attached to this By-law, notwithstanding any future division into two or more parcels.

**3. 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 density of the development is permitted beyond that otherwise permitted on the lands shown on Schedule 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule 2 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 2 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 density pursuant to this By-law unless all provisions of Schedule 2 are satisfied.

**4. 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:**

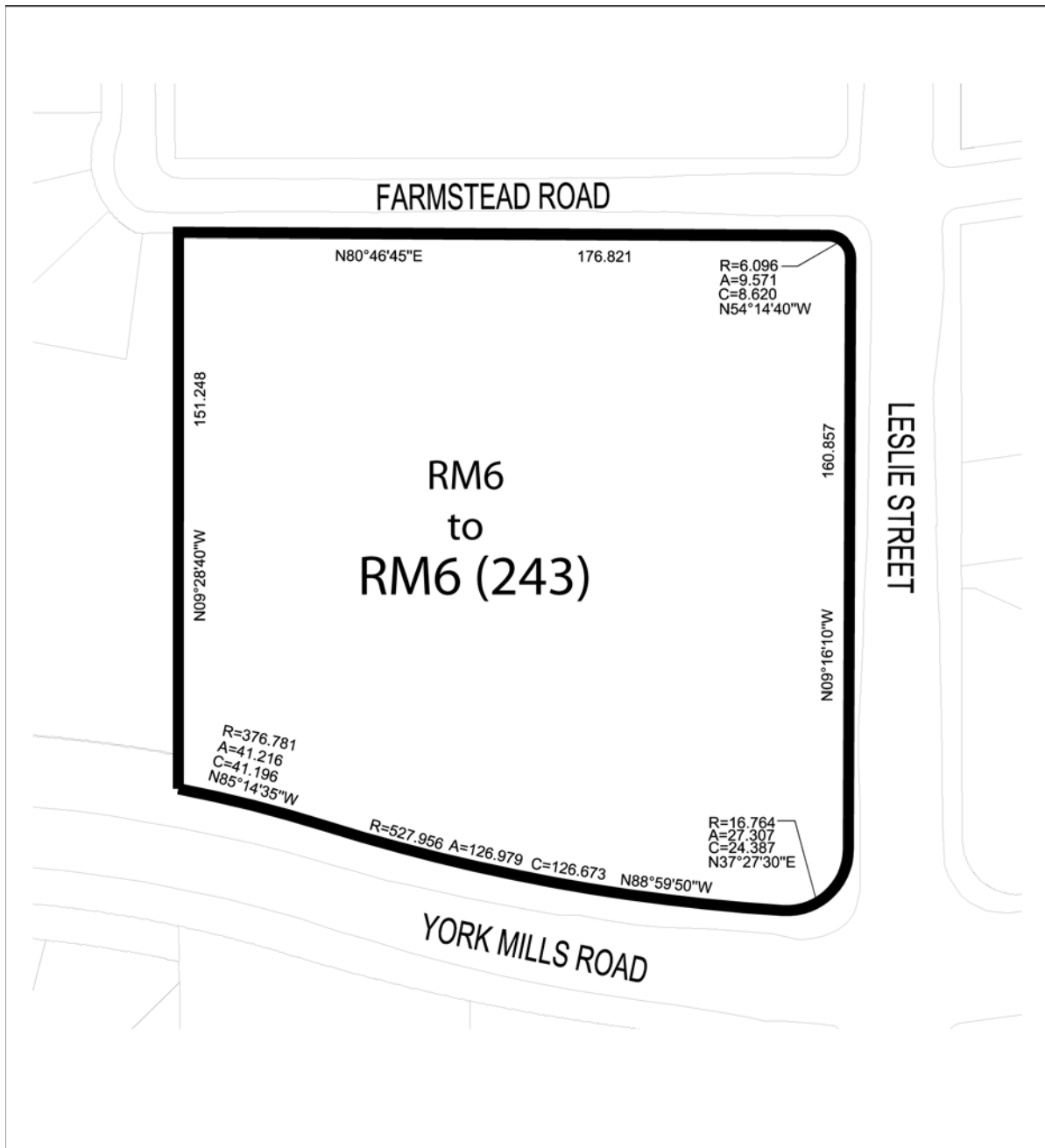
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

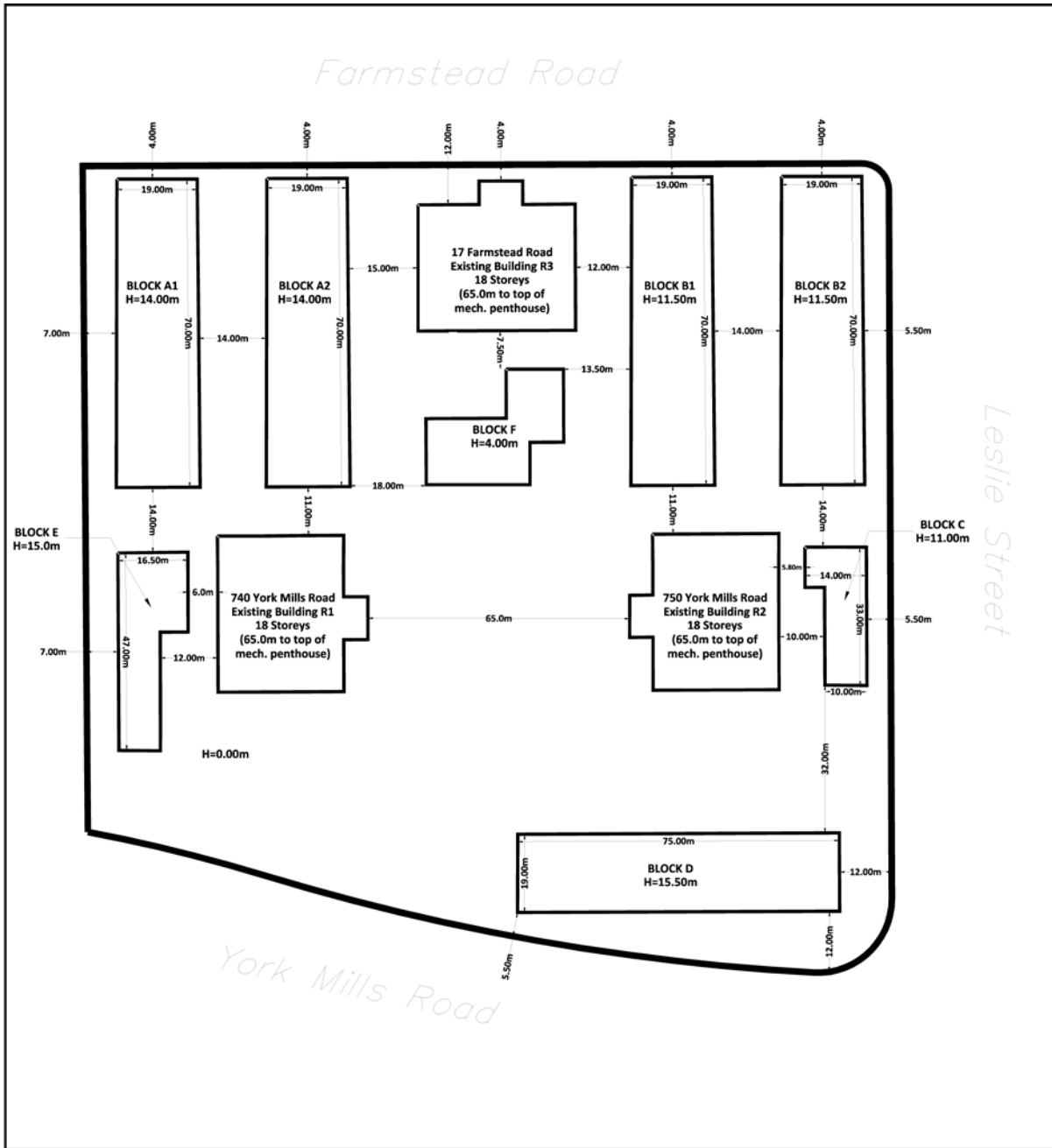
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





## **Schedule 2**

### **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 Schedule 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. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
  - (i). Prior to the issuance of any building permit the Owner shall provide a financial contribution in the amount of \$900,000 to be used towards park improvements for Mossgrove Park and Kirkwood Park.
  - (ii). The financial contribution referred to in subsection 1.(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). In the event the cash contribution referred to in Section 1.(i) 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.
2. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - (i). The Owner shall provide improvements to the outdoor pool area that will include at a minimum, upgrading the existing pool deck and surrounding area with durable finishings/materials and installing decorative fencing, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
  - (ii). The Owner shall provide and maintain a new recreational amenity building on-site of a minimum of 120 m<sup>2</sup> to the north of and abutting the outdoor pool area, and screening for the garbage/loading area from the pool area. The design and materials of the recreational amenity building shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
  - (iii). The Owner shall provide and maintain clearly defined routes and pedestrian connections from the existing rental buildings and new 260 stacked townhouse units to amenity areas, the public sidewalks and Mossgrove Park. The design, location and materials of the routes and pedestrian connections shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.

- (iv). The Owner shall provide detailed plans and complete renovations to existing office spaces at 750 York Mills Road and a commercial space at 17 Farmstead Road to provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space or alternatively provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space elsewhere on-site for residents of the subject site.
- (v). The Owner shall complete construction of all improvements listed in Parts 2 (i). to 2 (iv). above in accordance with the plans and/or drawings provided and approved through the site plan approval process and prior to receiving an occupancy permit of the new 260 stacked townhouse units. The owner shall not pass through any of the construction costs to the tenants of the existing rental buildings, including in the form of an increase in rent above the provincial Guidelines established under the Residential Tenancies Act.
- (vi). The Owner shall, prior to the execution of the Section 37 Agreement by the City, provide financial security in a form and amount acceptable to the Chief Planner and Executive Director, City Planning, to construct all improvements listed in Parts 2 (i). to 2 (iv).
- (vii). The Owner shall provide reciprocal access to all residents of the existing three 18-storey apartment buildings at 740 York Mills Road, 750 York Mills Road and 17 Farmstead Road, excluding residents of the proposed new 260 stacked townhouse units, for the purpose of access and use of all indoor amenity areas within the existing three 18-storey apartment buildings at 740 York Mills Road, 750 York Mills Road and 17 Farmstead Road.
- (viii). The Owner shall provide reciprocal access to all residents located at 740 York Mills, 750 York Mills Road and 17 Farmstead Road, including residents of the proposed new 260 new stacked townhouse units, for the purposes of access and use to all outdoor amenity areas, including the outdoor pool, and to the new recreational amenity building of a minimum of 120 m<sup>2</sup>.
- (ix). The Owner shall maintain the apartment buildings at 740 and 750 York Mills Road and 17 Farmstead Road with 409 existing rental dwelling units as rental housing for a minimum period of twenty (20) years commencing from the date the by-law comes into effect, with no application for demolition without replacement, or for conversion to non-rental housing purposes during the twenty year period.
- (x). Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan, and a Tenant 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.
- (xi). The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

## Attachment 8: 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-2016**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 740-750 York Mills Road and 17 Farmstead Road**

Whereas Council of the City of Toronto has the authority 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 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 this By-law.
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 Article 900.7.10 Exception Number 135 so that it reads:

**(135)Exception RA 135**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 740-750 York Mills Road and 17 Farmstead Road, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions of 5.10.40.70 Setbacks (1) and (2), 15.5.40.41 Floor Area Exemptions (1), 15.5.40.71 Setback Exemptions (1), 15.5.40.81 Separation Exemptions (1), 15.5.50.10 Landscaping(2), 15.5.60.20 Setbacks, 15.5.60.30 Separation (1), 15.5.60.40 Height (2), 15.10.30.40 Lot Coverage, 15.10.40.10 Height, 15.10.40.40 Floor Area, 15.10.40.50 Decks, Platforms and Amenities, 15.10.40.70 Setbacks, 15.10.40.80 Separation (2), 200.5.10.1 Parking Space Rates and Parking Space Occupancy, and 220.5.10.1 General (2) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in by-law [Clerks to supply by-law ##].
- (B) The lot comprises the lands delineated by heavy lines on Diagram 1 of By-law [Clerks to supply by-law ##].
- (C) The maximum number of residential **dwelling units** shall be 669 units.
- (D) The maximum **gross floor area** shall not exceed 77,050 m<sup>2</sup>.
- (E) The maximum **lot coverage** for all buildings and structures shall be 36%.
- (F) The minimum yard setbacks shall be as shown on Diagram 2 of By-law [Clerks to supply by-law ##].
- (G) Except where a heavy line on Diagram 2 of By-law [Clerks to supply by-law ##] is contiguous with a boundary line of the site, nothing shall prevent:
- i. External stairs and associated guardrails, balustrades and railings leading to a below grade garage from projecting a maximum of 5 metres;
  - ii. Stairs and associated guardrails, balustrades and railings leading to a dwelling unit from projecting a maximum of 3.6 metres;
  - iii. Decks, porches and privacy screens from projecting a maximum of 1.75 metres;

- iv. Awnings and canopies from projecting a maximum of 1.65 metres;
  - v. Balconies from projecting a maximum of 1.6 metres;
  - vi. Cornices, lighting fixtures, ornamental and architectural elements, parapets, pillars, pergolas, trellises, window sills, eaves, planters, ventilation shafts, guardrails, balustrades, railings, doors, site servicing features, chimneys, vents, stacks, ducts, window washing equipment, from projecting a maximum of 0.75 metres; and
  - vii. Underground garage ramps and associated features from projecting into the required setbacks.
- (H) Entrances to **dwelling units** below ground level shall not be permitted for units located fronting onto Farmstead Road, Leslie Street, York Mills Road and Mossgrove Park.
- (I) Window wells for **dwelling units** located fronting onto Farmstead Road, Leslie Street, York Mills Road and Mossgrove Park shall have a maximum width perpendicular from the main wall of the **dwelling unit** of 0.6 metres, a maximum depth of 0.6 metres and a maximum length parallel to the main wall of the **dwelling unit** of 1.5 metres.
- (J) The minimum distance between buildings shall be as shown on Diagram 2 of By-law [Clerks to supply by-law ##].
- (K) The maximum building height, measured from **established grade**, shall not exceed the maximum height in metres and number of storeys as shown on Diagram 2 of By-law [Clerks to supply by-law ##], except that:
- i. Notwithstanding Section 15.5.40.10, for Blocks A1, A2, B1, B2, C, D and E, the following elements which shall include: antennae, satellite dishes, enclosures housing mechanical elements, ducts, elevator enclosures, ornamental elements, architectural elements, stairs, stair enclosures, parapets, privacy screens, railings and structures on the roof of the building used for safety or wind protection purposes, may be permitted to project a maximum of 3 metres.
- (L) Provide a minimum of 1.3 m<sup>2</sup> of indoor **amenity space** per dwelling unit;
- (M) Provide a minimum of 5.6 m<sup>2</sup> of outdoor **amenity space** per dwelling unit;
- (N) Provide a minimum 120 m<sup>2</sup> **recreational amenity building** on Block F.
- (O) A minimum of 10,000 m<sup>2</sup> of **landscaping** shall be provided and maintained on the **lot**.

- (P) Provide vehicle parking in accordance with the following minimum requirements for Blocks A1, A2, B1, B2, C, D and E shown on Diagram 2:
- i. Studio 0.8 spaces per unit;
  - ii. 1-Bedroom 0.9 spaces per unit;
  - iii. 2-Bedroom 1.0 spaces per unit;
  - iv. 3-Bedroom 1.2 spaces per unit; and
  - v. Visitor 0.2 spaces per unit.
- (Q) Provide parking in accordance with the following minimum requirements for Buildings R1, R2 and R3 shown on Diagram 2:
- i. Resident 0.95 spaces per unit; and
  - ii. Visitor 0.15 spaces per unit.
- (R) Provide a minimum of one **Type "G" loading space**.
- (S) Provide **bicycle parking spaces** in accordance with the following minimum requirements for Blocks A1, A2, B1, B2, C, D and E shown on Diagram 2:
- i. 0.68 **bicycle parking spaces** per dwelling unit for residents; and
  - ii. 0.07 **bicycle parking spaces** per dwelling unit for visitors.
- (T) A **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device must comply with the following minimum dimensions:
- i. A minimum length or vertical clearance of 1.9 metres; minimum width of 0.4 metres; and minimum horizontal clearance from the wall of 1.2 metres.
- (U) If a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres and the minimum width is 0.4 metres.
- (V) For the purposes of this By-law, all bolded words and expressions have the same meanings as defined in By-law No. 569-2013, as amended, with the exception of the following:
- i. **Established Grade** shall mean an elevation of 141.30 metres Canadian Geodetic Datum;
  - ii. **Recreational Amenity Building** means a building or part of a building used for recreational uses or community uses by the residents of all buildings on the **lot** and may also include change, shower, gym, kitchen, and washrooms.
  - iii. **Temporary Sales Office** means a temporary building, structure,

facility or trailer on the **lot** used exclusively for the purpose of marketing or sale of **dwelling units** to be erected on the **lot**.

- (W) None of the provisions of this By-law shall apply to prevent a **temporary sales office** on the lot, provided that the gross floor area of the **temporary sales office** does not exceed 150 m<sup>2</sup> and that the **temporary sales office** shall be permitted for a period of 3 years from the date of enactment of this By-law.
- (X) The provisions of this By-law shall apply collectively to this land as shown on Diagram "1" attached to this By-law, notwithstanding any future division into two or more parcels.
- (Y) Prevailing By-laws and Prevailing Sections:
  - i. Former City of North York by-law 23088.

4. Section 37 Provisions

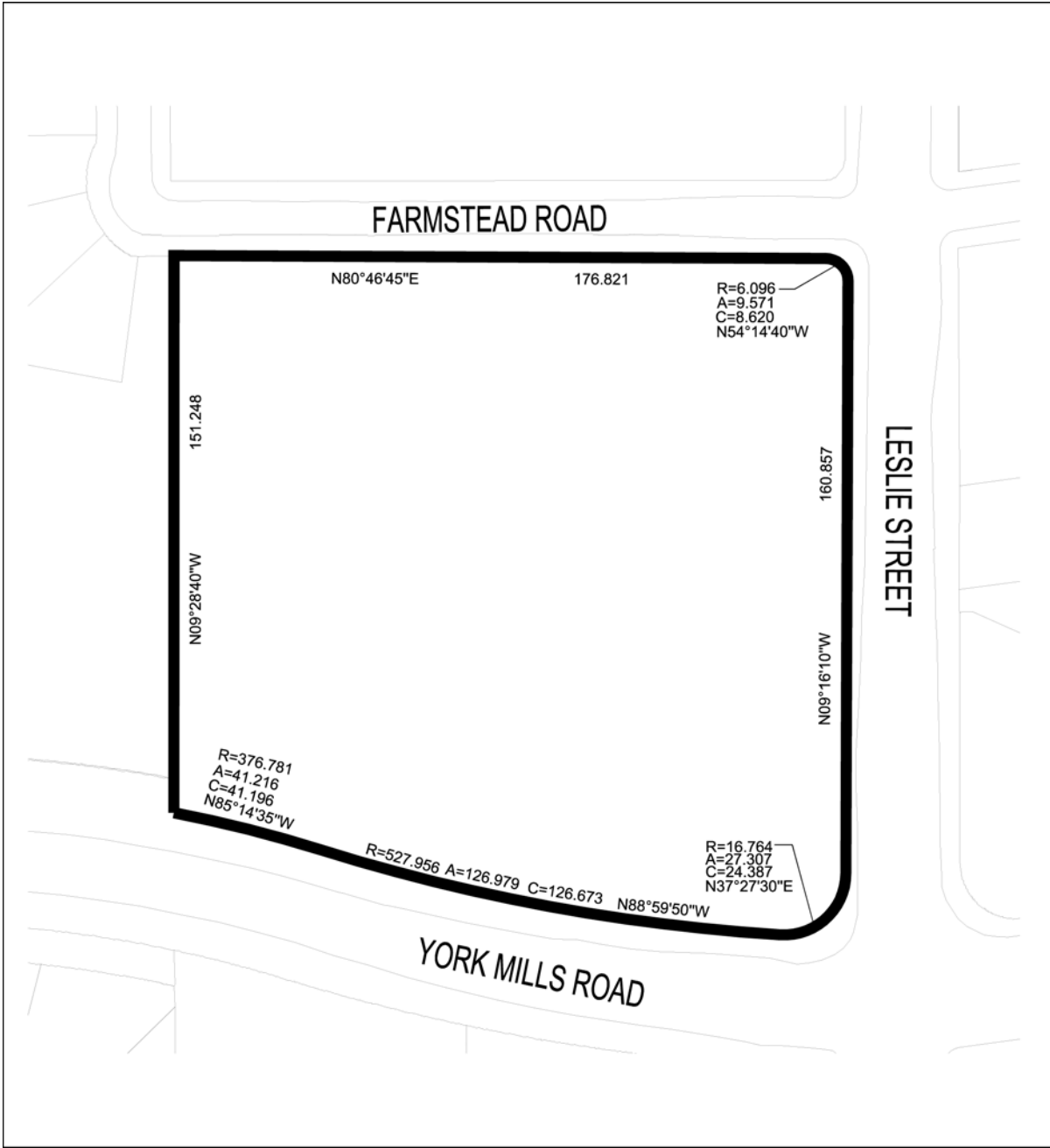
- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services 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 density pursuant to this By-law unless all provisions of Schedule A are satisfied.

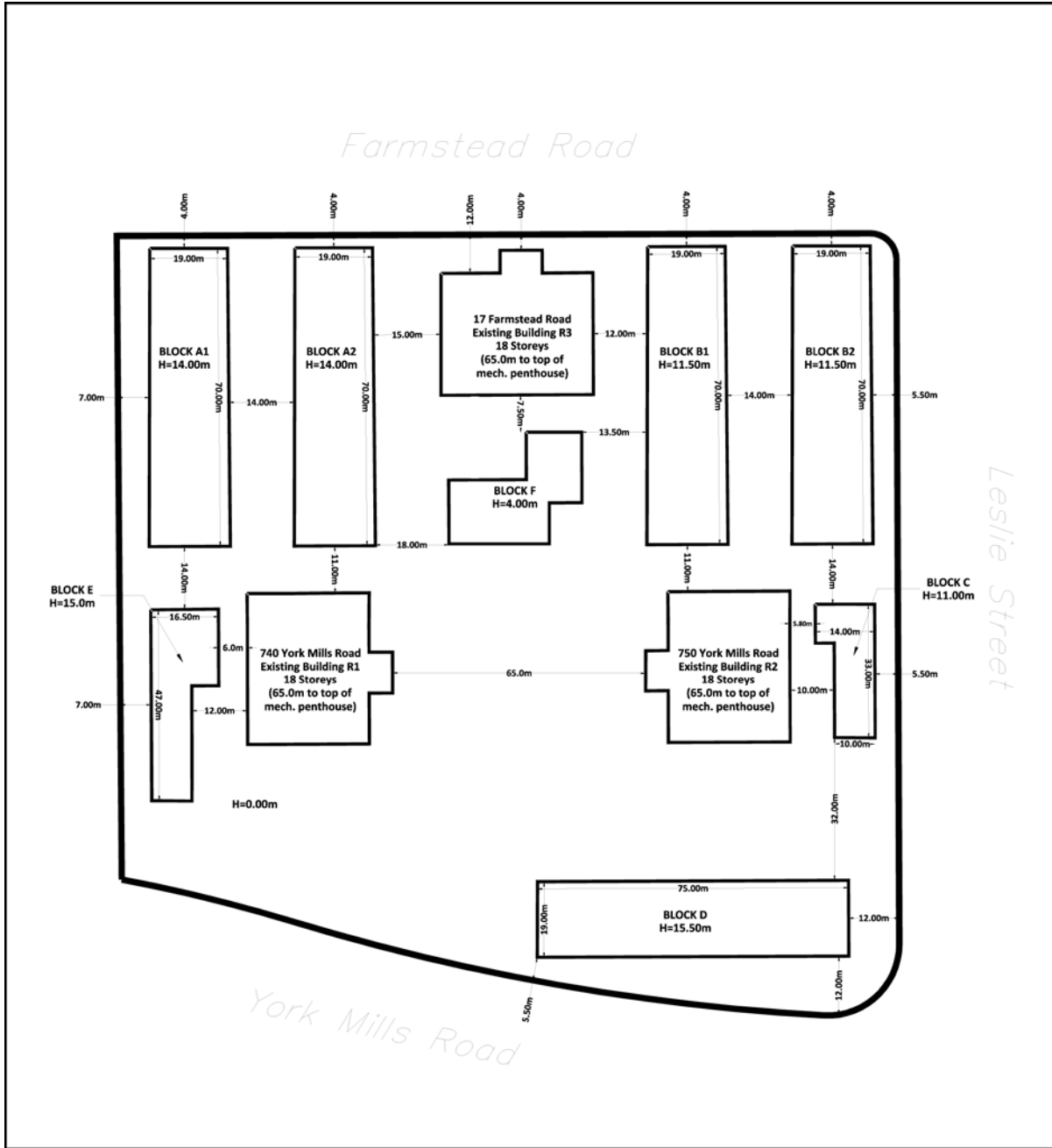
Enacted and passed on **month ##, 20##.**

**Name,**  
Speaker

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 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. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
  - (i). Prior to the issuance of any building permit the Owner shall provide a financial contribution in the amount of \$900,000 to be used towards park improvements for Mossgrove Park and Kirkwood Park.
  - (ii). The financial contribution referred to in subsection 1.(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). In the event the cash contribution referred to in Section 1.(i) 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.
2. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - (i). The Owner shall provide improvements to the outdoor pool area that will include at a minimum, upgrading the existing pool deck and surrounding area with durable finishings/materials and installing decorative fencing, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
  - (ii). The Owner shall provide and maintain a new recreational amenity building on-site of a minimum of 120 m<sup>2</sup> to the north of and abutting the outdoor pool area, and screening for the garbage/loading area from the pool area. The design and materials of the recreational amenity building shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.
  - (iii). The Owner shall provide and maintain clearly defined routes and pedestrian connections from the existing rental buildings and new 260 stacked townhouse units to amenity areas, the public sidewalks and Mossgrove Park. The design, location and materials of the routes and pedestrian connections shall be secured through the site plan approval process, to the satisfaction of the Chief Planner and Executive Director of City Planning Division.

- (iv). The Owner shall provide detailed plans and complete renovations to existing office spaces at 750 York Mills Road and a commercial space at 17 Farmstead Road to provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space or alternatively provide a minimum of 208 m<sup>2</sup> of additional indoor amenity space elsewhere on-site for residents of the subject site.
- (v). The Owner shall complete construction of all improvements listed in Parts 2 (i). to 2 (iv). above in accordance with the plans and/or drawings provided and approved through the site plan approval process and prior to receiving an occupancy permit of the new 260 stacked townhouse units. The owner shall not pass through any of the construction costs to the tenants of the existing rental buildings, including in the form of an increase in rent above the provincial Guidelines established under the Residential Tenancies Act.
- (vi). The Owner shall, prior to the execution of the Section 37 Agreement by the City, provide financial security in a form and amount acceptable to the Chief Planner and Executive Director, City Planning, to construct all improvements listed in Parts 2 (i). to 2 (iv).
- (vii). The Owner shall provide reciprocal access to all residents of the existing three 18-storey apartment buildings at 740 York Mills Road, 750 York Mills Road and 17 Farmstead Road, excluding residents of the proposed new 260 stacked townhouse units, for the purpose of access and use of all indoor amenity areas within the existing three 18-storey apartment buildings at 740 York Mills Road, 750 York Mills Road and 17 Farmstead Road.
- (viii). The Owner shall provide reciprocal access to all residents located at 740 York Mills, 750 York Mills Road and 17 Farmstead Road, including residents of the proposed new 260 new stacked townhouse units, for the purposes of access and use to all outdoor amenity areas, including the outdoor pool, and to the new recreational amenity building of a minimum of 120 m<sup>2</sup>.
- (ix). The Owner shall maintain the apartment buildings at 740 and 750 York Mills Road and 17 Farmstead Road with 409 existing rental dwelling units as rental housing for a minimum period of twenty (20) years commencing from the date the by-law comes into effect, with no application for demolition without replacement, or for conversion to non-rental housing purposes during the twenty year period.
- (x). Prior to issuance of the first building permit, including excavation or demolition permits, the owner shall submit and implement a Construction Management Plan, and a Tenant 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.
- (xi). The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.