

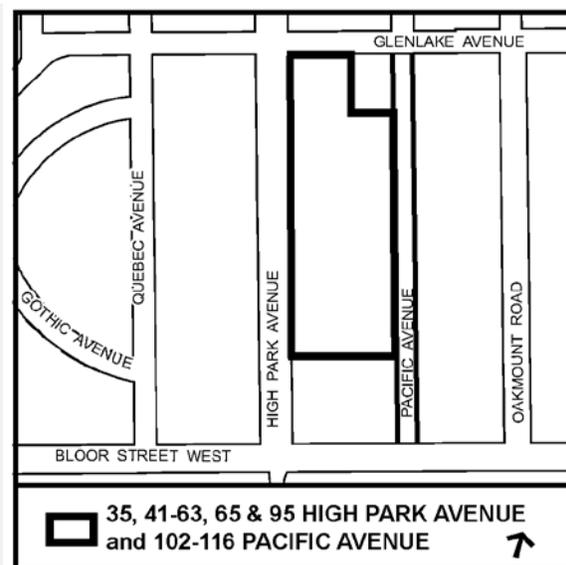
35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue - Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications - Preliminary Report

Date:	March 17, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	16 271597 WET 13 OZ and 16 271601 WET 13 RH

SUMMARY

These applications propose to demolish two existing blocks of rental townhouses containing 20 units and also to eliminate four existing 2 bedroom rental apartment units (3 units in 66 Pacific Avenue and 1 in 65 High Park Avenue), to facilitate the development of four new apartment buildings containing a total of 1,031 new rental dwelling units, and having building heights of 39, 34, 29 and 8 stories, on the lands municipally known as 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue.

The lands are currently developed with four rental apartment buildings which would be maintained, ranging in height from 15 storeys to 26 storeys, and twenty 2 storey townhouses. The proposed development would add 1,031 new rental units to the 964 rental units to be retained (24 are proposed to be eliminated) for a total of 1,995 rental dwelling units on the lands. The proposal also includes 1,795 m² of non-residential floor space, which would result in a total floor area of approximately 151,300 m².



To accommodate the full build out, a total of 1,444 vehicle parking spaces, 1,217 bicycle parking spaces and 10 loading facilities are proposed. Approximately 2,400 m² of indoor and 4,000 m² of outdoor amenity space is proposed.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted and will be reviewed concurrently with the Official Plan and Zoning By-law and Official Plan Amendment application.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process as well as recommendations to direct staff to conduct an area-based character study.

A community consultation meeting is recommended to be held in late April or early May, in consultation with the Ward Councillor, with a Final Report and related Public Meeting under the *Planning Act*, targeted for the second quarter of 2018. A Tenant Consultation Meeting will also be held during the application review.

This target assumes the findings of the area-based character study have been concluded as outlined in Recommendations 4 and 5 below, and that the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 35, 41-63, 65 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. Staff be directed to undertake an area-based character study for the *Apartment Neighbourhoods* designated lands located north of Bloor Street West, west of Keele Street, south of Glenlake Avenue and east of Gothic Avenue. This study is anticipated to result in a Site and Area Specific Policy (SASP) that will identify existing area characteristics, and provide guidance on appropriate infill opportunities and constraints. The study is not to include any lands fronting on Bloor Street West or any lands included in the Bloor West Village Avenue study, which is currently underway.

5. Staff be directed to report to Etobicoke York Community Council on the findings of the area-based character study and anticipated SASP no later than the second quarter of 2018, but prior to, or concurrent with, any Recommendation Report on any site-specific applications associated with individual development proposals in the study area.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been two developments approved within the recommended *Apartment Neighbourhoods* study area, since the year 2000, with one other proposal being recently submitted that is currently under review.

The lands at 70 High Park Avenue were the subject of site-specific applications (file no. TO CMB 2000 0017) that resulted in the development of a 21 storey building, at a Floor Space Index of approximately 6 times the area of the lot, containing approximately 169 dwelling units.

The other development is located at 51-77 Quebec Avenue and 40-66 High Park Avenue (Grenadier Square), which was approved by the Ontario Municipal Board. The City Council decision can be viewed through the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.CC55.12>

The corresponding staff report can be viewed at:

<http://www.toronto.ca/legdocs/mmis/2014/cc/bgrd/backgroundfile-72950.pdf>

The proposed development is currently under review through the site plan approval process (File No. 16 115443 WET 13 SA). The current proposal would result in two additional buildings at heights of 25 storeys (72 m) each, with a total of 1,187 dwelling units and having a Floor Space Index of approximately 4 times the area of the lot.

An application was also submitted in December 2016 that proposes an infill development of purpose built rental dwelling units comprised of two blocks of 3 storey townhouses, one 33 storey apartment building with a 3 storey base and another apartment building of 29 storeys with an 8 storey base on the lands municipally known as 111 Pacific Avenue, 255 Glenlake Avenue and 66 Oakmount Road (File No. 16 269597 WET 13 OZ). This application is currently under review.

Pre-Application Consultation

A pre-application consultation meeting was held on December 14, 2016, to discuss complete application submission requirements and concerns regarding the proposed development related to the scale of intensification, number of buildings, building heights, massing and overall density.

ISSUE BACKGROUND

Proposal

The applicant has submitted an Official Plan and Zoning By-law Amendment application, as well as a Rental Housing Demolition application. The applicant proposes the demolition of two existing blocks of 2 storey rental townhouses (20 units) and the elimination of four 2 bedroom rental dwelling units (3 units in 66 Pacific Avenue and 1 in 65 High Park Avenue) to facilitate the development of four new apartment buildings, having building heights of 39, 34, 29 and 8 storeys. These new buildings would be additional to the four existing apartment buildings that are proposed to be retained. The redeveloped site would remove surface parking and reconfigure loading facilities and consolidate all site access into two through-driveways in the north and south quadrants of the lands (see Attachment 1: Site Plan).

There are two apartment buildings proposed in the northern quadrant of the lands, south of a through driveway that would connect High Park Avenue to Pacific Avenue.

One building is proposed to front on High Park Avenue. This building would be located approximately 18 m south of the apartment building at 95 High Park Avenue, and 18.5 m north of the apartment building at 66 High Park Avenue. This proposed building would be 29 storeys (83.7 m) in height, with a building base of 3 storeys and an approximate floor plate area of 750 m². The building would accommodate 264 rental dwelling units.

The second building in the northern quadrant is proposed to front on Pacific Avenue and be located approximately 30 m south of the 30 storey building at 299 Glenlake Avenue, and 18.5 m north of the apartment building at 66 High Park Avenue. This proposed building would be 34 storeys (97.9 m) in height, with a building base of 3 storeys and an approximate floor plate area of 750 m². The building would accommodate 318 rental dwelling units.

A third apartment building is proposed to be sited in the middle of the site fronting on High Park Avenue. The building would be 39 storeys (117.5 m) in height, with a building base of 2 storeys containing 1,795 m² of retail floor area. The tower element of the building would be sited approximately 25 m north of the building at 35 High Park Avenue, 27 m west of the building at 66 Pacific Avenue and 58 m south of the building at 66 High Park Avenue, with an approximate floor plate area of 750 m². The building would accommodate 375 rental dwelling units.

The fourth building is proposed to be located in the southeast quadrant of the lands, fronting onto Pacific Avenue, 15 m south of the building at 66 Pacific Avenue and 30 m east of the building at 35 High Park Avenue. The building would have a height of 8 storeys (23.5 m) and accommodate 74 rental dwelling units.

The buildings to be maintained have a total floor area of approximately 69,826 m², with the proposed development adding approximately 81,474 m², which includes 1,795 m² of

commercial floor area, for a total of 151,300 m² of floor area, or a Floor Space Index of 5.2 times the area of the lot.

There are currently 988 existing rental dwelling units on the lands, with 24 proposed to be eliminated and 1,031 new rental dwelling units proposed, for a total of 1,995 dwelling units. The number of parking spaces proposed to accommodate the total number of units is 1,444 vehicular parking spaces and 1,217 bicycle parking spaces. The amount of amenity area proposed is 2,400 m² of indoor and 4,000 m² of outdoor amenity area (see Attachment 5: Application Data Sheet).

A summary of the proposed mix of new rental units is as follows:

Bachelor	1 bedroom	2 bedroom	3 + bedroom	Total
66	465	453	47	1031
(6.4 %)	(45.1%)	(43.9%)	(4.6%)	

Site and Surrounding Area

The lands are relatively flat and rectangular in shape, with an approximate area of 30,665 m² (proposed to be 29,208 m² after a proposed lot adjustment with 299 Glenlake Avenue) and approximate frontages of 200 m on Pacific Avenue, 320 m on High Park Avenue and a lot width of approximately 110 m.

The lands are generously landscaped and are developed with four apartment buildings containing 968 rental units, which are being proposed to be maintained with four rental units eliminated, two blocks of rental townhouses (20 units) proposed to be demolished, surface parking, indoor and outdoor swimming pools and below-grade parking.

The following chart illustrates the existing conditions as reported by the applicant:

Building	Height	Floor Area (m²)	No. Units
35 High Park	26 storeys	14,638	201
65 High Park	22 storeys	22,858	319
95 High Park	15 storeys	15,690	217
66 Pacific	16 storeys	16,640	227
41-63 High Park	(Proposed to be Demolished)		12
102-116 Pacific	(Proposed to be Demolished)		8
Total		69,826	988

According to the Housing Issues Report submitted by the applicant, two of the 24 rental dwelling units proposed to be demolished have mid-range rents at the time of application, the remaining 22 rental dwelling units have high-end rents. The Housing Issues Report also states that a majority of the existing rental dwelling units that would be retained on site have mid-range rents. At the time of application, approximately 30 of the existing rental dwelling units were vacant.

The surrounding area is described below:

- North: To the north of Glenlake Avenue are *Neighbourhoods* designated properties containing 2 and 3 storey dwellings. The existing 30 storey building located at the southwest corner of Pacific Avenue and Glenlake Avenue, abutting the subject lands, do not form part of the lands subject to these applications.
- South: The lands abutting to the south are City-owned lands and contain a tennis court and open space, with the Bloor-Danforth subway located below. To the south are 2 and 3 storey grade related dwellings and a 3 storey apartment building, with High Park located on the south side of Bloor Street West.
- West: On the west side of High Park Avenue are four apartment buildings having heights ranging from 19 and 21 storeys and as noted previously, there is an OMB approval for two additional apartment buildings up to 25 storeys in height each.
- East: On the east side of Pacific Avenue are lands that are the subject of a proposed development currently under review (File No. 16 269597 WET 13 OZ), which proposes an infill development of purpose built rental dwelling units comprised of two blocks of 3 storey townhouses, one 33 storey apartment building with a 3 storey base and another apartment building of 29 storeys with an 8 storey base. Currently, the lands east of Pacific Avenue are developed with four apartment buildings ranging in heights from 12 to 23 storeys and a recently constructed 14 storey building municipally known as 1830 Bloor Street 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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; 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, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are designated *Apartment Neighbourhoods* on Map 18 – Land Use Plan in the Official Plan (see Attachment 3: Official Plan). *Apartment Neighbourhoods* are comprised 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. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted 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. The Plan includes criteria that direct the form and quality of development in this land use designation.

Apartment Neighbourhoods Policies

The Official Plan criteria to evaluate development in *Apartment Neighbourhoods* is set out in Policy 4.2.2 and Policy 4.2.3.

Policy 4.2.2 states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) 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 a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) 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;
- c) 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;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Policy 4.2.3 states that: "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 Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the 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) consolidate loading, servicing and delivery facilities; and
- i) preserve or provide adequate alternative on-site recreational space for residents."

Healthy Neighbourhood Policies

The Healthy Neighbourhoods policies of the Official Plan (Policy 2.3.1.2) identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Also cited in the Healthy Neighbourhoods is Policy 2.3.1.3, which permits City Council to determine whether an area based study is required. This Policy states:

“Intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that *Neighbourhoods* are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.”

Built Form Policies

The development criteria in the *Apartment Neighbourhoods* and Healthy Neighbourhood policies are supplemented by additional development criteria in the Official Plan's Built Form policies, including policies that specifically address tall buildings.

The Built Form policies, contained in Section 3.1.2 of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- be massed to define edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

Tall Building Policies

The Official Plan contains policies regarding tall buildings in the City (Policy 3.1.3). Tall buildings are identified as those whose heights are greater than the width of the adjacent road allowance. The Plan limits these buildings to parts of the *Downtown*, *Centres* and other areas of the City such as *Apartment Neighbourhoods*. The tall building policies address in more detail where they should be located, how the buildings should be designed and identifies other key urban design considerations when considering a tall building proposal. Policy 3.1.3 also states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to addressing specific built form characteristics, the policy states that proposals for Tall Buildings must clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Heritage Policies

The in-force heritage conservation policies in Section 3.1.5 of the Official Plan require consideration to be given to the conservation and maintenance of heritage buildings.

Developments adjacent to a property on the Heritage Register need to respect the scale, character and form of the heritage buildings and landscapes. The property at 70 High Park Avenue, which is located on the west side of High Park Avenue, across the street from the subject site, is designated as a heritage property by the City under section IV of the *Ontario Heritage Act*.

Natural Heritage Policies

The natural heritage policies in Section 3.4 of the Official Plan require all development in or near the natural heritage system to be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

Parkland Acquisition and Tree Preservation Policies

The Official Plan includes policies for parkland acquisition as well as criteria for the location and configuration of parks. In addition, the Official Plan contains policies that discourage tree removal and promote increasing the tree canopy coverage in the City.

Housing Policies

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

Policy 3.2.1.5 states that for significant new development on sites containing six or more rental units, where existing rental units will be maintained, the existing units which have affordable and mid range rents will be secured as rental housing and any needed improvements and renovations to the existing rental housing may also be secured without the pass-through of such costs to tenants. The Official Plan indicates that Section 37 agreements may be used to secure any needed improvements to the existing rental building.

Under Policy 3.2.1.6, applicants proposing to demolish six or more residential rental units (except where all the rents are above the mid-range rent category) are required to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation and other assistance to lessen hardship.

Official Plan Amendment No. 320

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 Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

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 they fit within their context and minimize their local impacts. The guiding performance standards will be used in the review of the proposed towers on the lands.

The City-wide Guidelines can be viewed at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

The Design Criteria provide policy direction for tall buildings on issues such as building placement and orientation, entrances, heritage conservation, massing of base buildings, setbacks, tower floor plates, separation distances, pedestrian realm considerations and sustainable design and transition. The guidelines ensure that tall buildings fit within their context and minimize their impacts. The guiding performance standards will be used in the review of the proposed new towers on the site.

Zoning

The lands are zoned R2 Z0.6 on the northern portion of the lands and R2 Z2.0 on the southern portion under the former City of Toronto Zoning By-law No. 438-86. This zone permits a range of residential uses including detached and semi-detached houses, duplexes, townhouses, triplexes and apartment buildings to a maximum building height of 10 m and a maximum density of 0.6 times the area of the lot on the northern portion and 2.0 times on the southern portion.

The lands are also zoned R (d 0.6) (x737) on the northern portion and R (d2.0) (x334) on the southern portion by the City-wide Zoning By-law No. 569-2013, which also permits a wide range of residential building typologies to maximum densities equal to those in By-law No. 438-86 and the same maximum building height of 10 m. The zone also permits certain non-residential uses subject to use qualifiers (see Attachment 4: Zoning).

The lands are also subject to Prevailing By-law numbers 20623 and 188-71, which are the original By-laws that generally represent the existing development on the lands.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has yet to be submitted.

Tenure

The applicant has advised that the proposed 1,031 new dwelling units would be rental in tenure.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A Tree Preservation Plan was submitted with the application and is currently under review by City staff.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes City Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

On December 29, 2016, the applicant made an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues Report was submitted with the application and is currently under review for consistency with the Official Plan. As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Reasons for the Applications

An application to amend the Official Plan is required to address the amount of non-residential (1,795 m²) floor area proposed in an *Apartment Neighbourhoods* land use designation, where small-scale local retail uses are envisioned.

The application to amend the Zoning By-law is required to permit new development on the lands currently zoned for the existing development. The proposed new buildings, building heights and overall site density, as well as other applicable zoning standards

such as parking requirements and building setbacks are required. Other areas of non-compliance may be identified as a result of the zoning review currently being undertaken by Toronto Building staff.

The applicant has submitted an application for a Rental Demolition Permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of 24 existing rental housing units as the subject lands contain six or more residential units, of which at least one is rental.

COMMENTS

Planning staff have noted numerous concerns and significant issues to be resolved, both cited below in this report and during the pre-application consultation meeting with the applicant. The proposed development represents a significant amount of intensification for this apartment neighbourhood, which is heightened with the current approved development activity and additional development pressures being experienced in this area.

This report notes Official Plan Policy 2.3.1.3, which permits City Council to determine whether an area based study is required where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed.

Staff are of the opinion that the subject application, in conjunction with the application on the lands on the east side of Pacific Avenue and the recently approved development on the west side of High Park Avenue, represents significant intensification in this area. As such, staff are recommending that an area-based character study be undertaken in the *Apartment Neighbourhoods* lands bounded by Bloor Street West, Keele Street, Glenlake Avenue and Gothic Avenue to provide guidance on appropriate infill opportunities and constraints. This is reflected in Recommendations 4 and 5 of this report.

Application Submission

The following reports/studies were submitted with the application:

- A Rental Housing Demolition and Conversion Application and Screening Form;
- Planning and Urban Design Rationale Report (including Community Services/Facilities Study);
- Block Study;
- Sun/Shadow Study;
- Housing Issues Report;
- Transportation Impact Study;
- Noise Impact and Vibration Feasibility Study;
- Servicing and Stormwater Management Report;
- Pedestrian Level Wind Assessment;
- Arborist Tree Preservation Report and Tree Inventory and Preservation Plans;
- Toronto Green Standard Checklist;
- Architectural Plans, Perspective Drawings and Building Mass Model;

- Landscape Plans;
- Archeological Assessment;
- Hydrogeological Opinion Letter; and
- Natural Heritage Impact Study.

A Notification of Complete Application was issued on January 31, 2017, identifying the date of the application completeness as December 29, 2016.

Issues to be Resolved

- conformity with the PPS (2014) and Growth Plan for the Greater Golden Horseshoe;
- conformity with the City's Official Plan policies;
- evaluation of the proposal within the context of the emerging results and conclusions of the recommended area-based character study;
- height, scale and intensity of the proposed development and related impacts;
- appropriateness of the proposed amount of retail space;
- compatibility and fit with the physical character and context of the area;
- providing appropriate separation distances between existing and proposed buildings to ensure appropriate levels of sunlight, skyview, privacy and high quality landscaped open space for outdoor amenity;
- shadowing impacts on buildings and amenities within the site as well as on adjacent streets and properties;
- wind impact on the pedestrian environment and surrounding amenity areas;
- adequacy of the proposed parking and loading supply;
- the appropriateness of the locations of the proposed access and servicing arrangement for this site;
- conformity with the Criteria for Tall Building Proposals performance standards;
- the adequacy and appropriateness of the proposed indoor and outdoor amenity space and access to these amenities for both existing and future residents;
- identification and securing of improvements and/or renovations to the existing rental building;
- replacement of all existing rental dwelling units proposed to be demolished;
- tenant relocation and assistance;
- provision of an acceptable Tenant Consultation Strategy and Construction Mitigation Plan;
- securing existing rental housing units within the existing buildings;
- review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards; and
- identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased height and density, should the application be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

The application for Rental Housing Demolition and Conversion will be assessed under the requirements of the *Planning Act*, the *City of Toronto Act*, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. A meeting with the tenants will be held at a future date.

CONTACT

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SIGNATURE

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ATTACHMENTS:

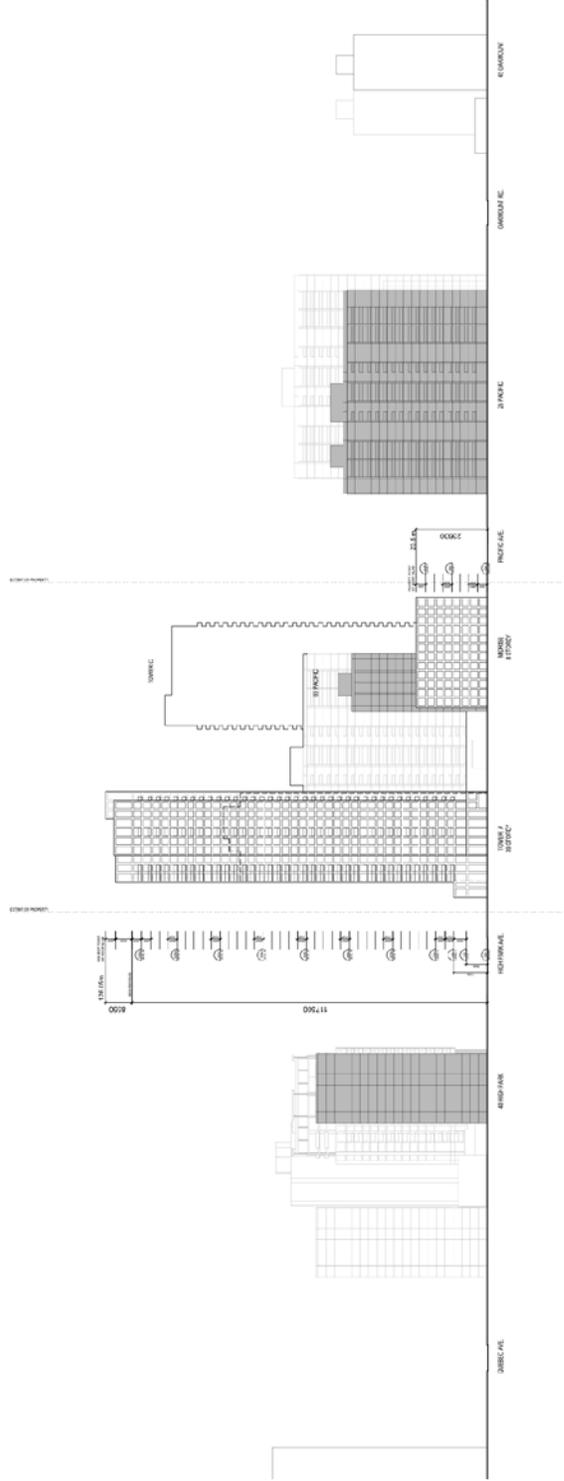
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

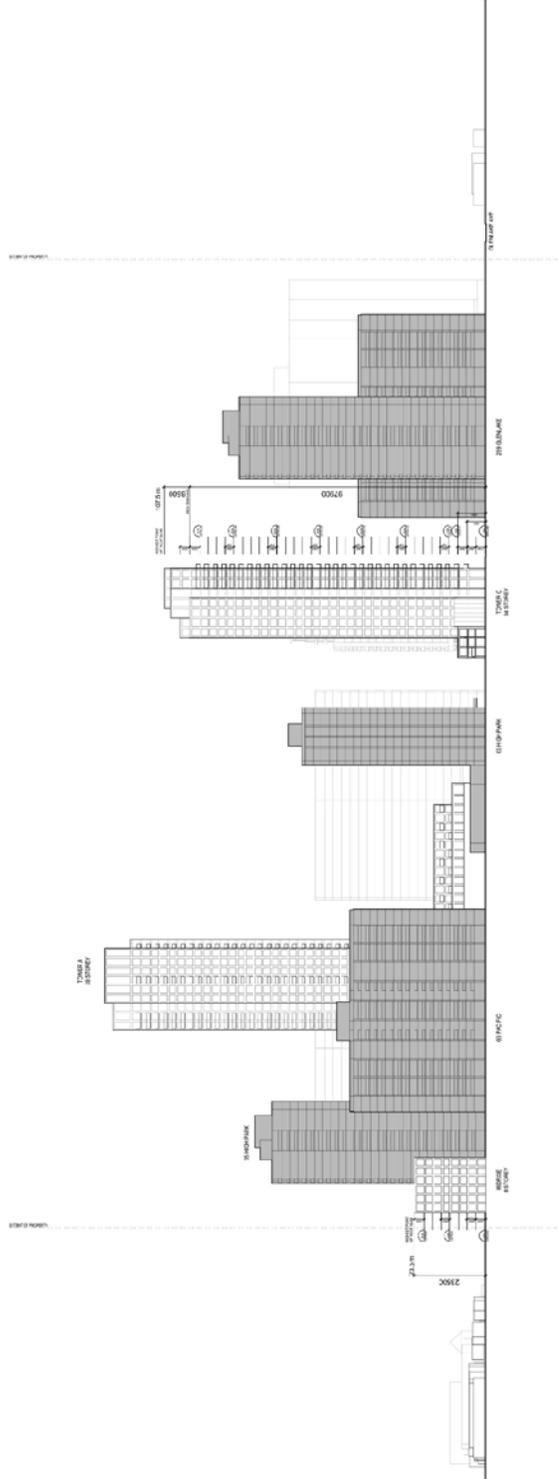
Attachment 5: Application Data Sheet



South Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/06/17

**35, 41-63, 65 and 95 High Park Avenue and
 102-166 Pacific Avenue**
 File # 16 271597 WET 13 0Z

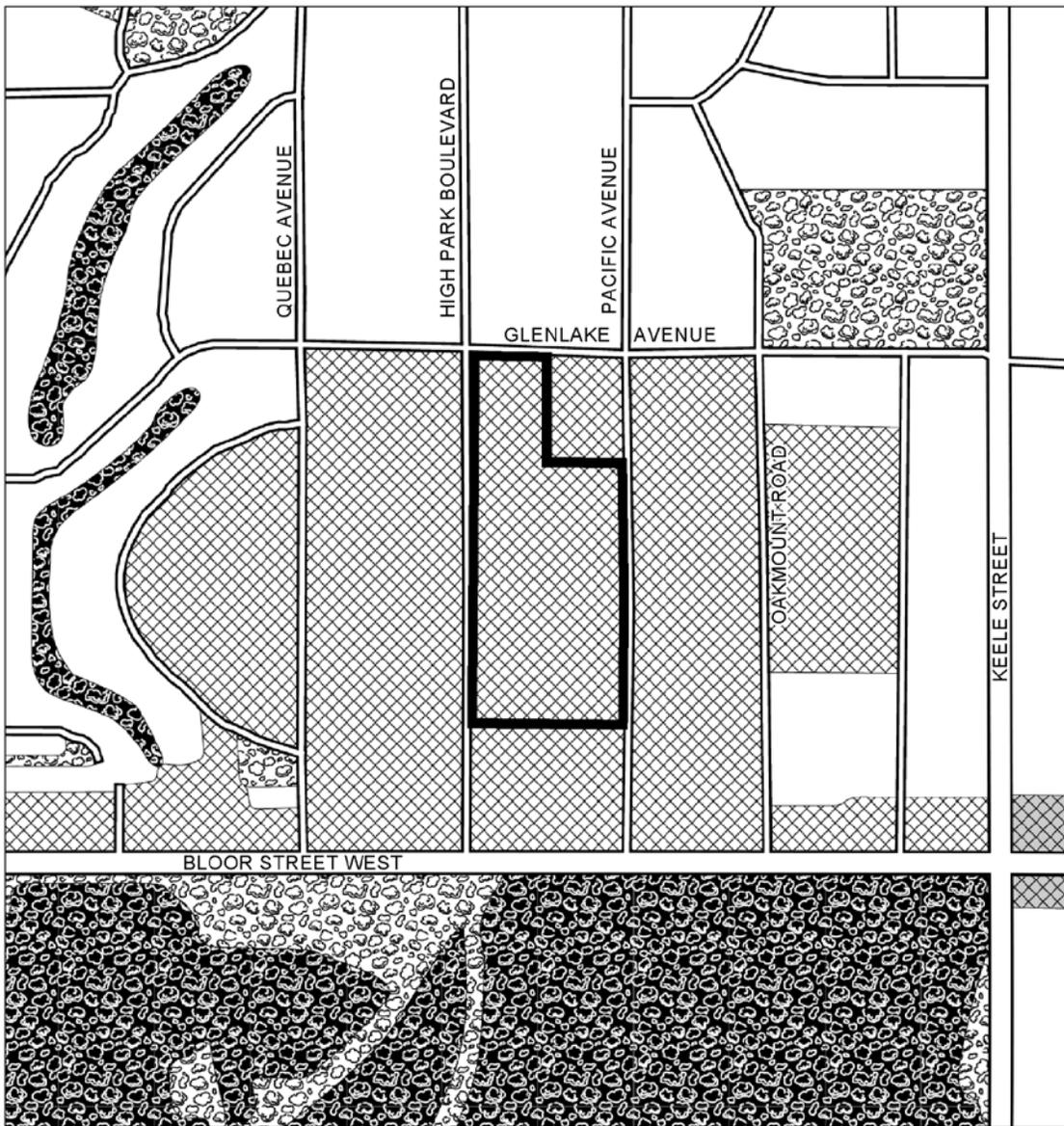


East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/06/17

**35, 41-63, 65 and 95 High Park Avenue and
 102-166 Pacific Avenue**
 File # 16 271597 WET 13 0Z

Attachment: 3: Official Plan



TORONTO City Planning
 Extract from Official Plan

35, 41-63, 65 and 95 High Park Avenue and
 102-166 Pacific Avenue
 File # 16 271597 WET 13 0Z

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

↑
 Not to Scale
 03/06/2017

Attachment: 5: Application Data Sheet

Application Type:	Official Plan Amendment & Rezoning	Application Number:	16 271597 WET 13 OZ
Details:	OPA & Rezoning, Standard	Application Date:	December 29, 2016

Municipal Address: 35, 41-63, 65 and 95 High Park Avenue & 66 and 102-116 Pacific Avenue

Location Description: PLAN 553Y BLK 2 LOTS 9 TO 23 30 TO 50 PT LOTS 8 29 & 51 RP 63R835 PART 2 AND RP R3019 PARTS 1 TO 3 **GRID W1308

Project Description: Proposal to demolish two existing blocks of rental townhouses containing 20 units and eliminate four rental apartment units to facilitate the development of 4 new rental apartment buildings at 39, 34, 29 and 8 storeys with 1,795 m² of retail area and 1,031 dwelling units.

Applicant:	Agent:	Architect:	Owner:
Devine Park	Jason Park	Zeidler Partnership	1213763 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	By-law 20623 & 188-71
Zoning:	R2 Z0.6 & Z2.0	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	30,665 (29,208)	Height:	Storeys:	39
Frontage (m):	320		Metres:	117
Depth (m):	200			
Total Ground Floor Area (sq. m):	10,890			Total
Total Residential GFA (sq. m):	149,505		Parking Spaces:	1,444
Total Non-Residential GFA (sq. m):	1,795		Loading Docks	10
Total GFA (sq. m):	151,300			
Lot Coverage Ratio (%):	35			
Floor Space Index:	5.2			

NEW DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:	0	Residential GFA (sq. m):	149,505	0
Bachelor:	66	Retail GFA (sq. m):	1,795	0
1 Bedroom:	465	Office GFA (sq. m):	0	0
2 Bedroom:	453	Industrial GFA (sq. m):	0	0
3 + Bedroom:	47	Institutional/Other GFA (sq. m):	0	0
Total New Units:	1,031	Total Units:	1,995	

CONTACT: **PLANNER NAME:** **Philip Carvalino, Senior Planner**
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