

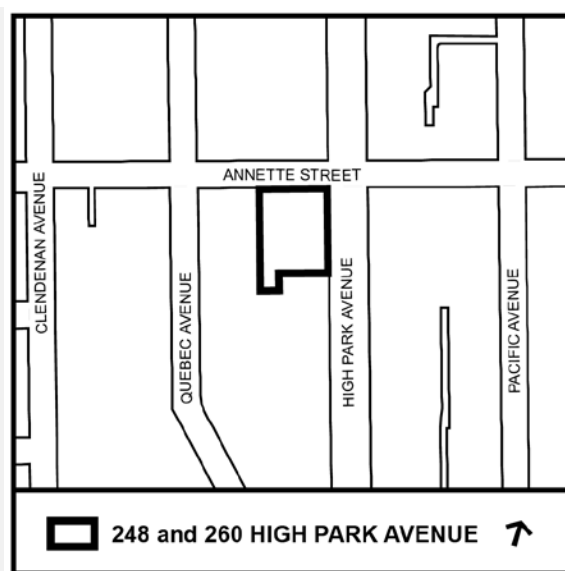
248 and 260 High Park Avenue – Zoning By-law Amendment Application – Final Report

Date:	May 24, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	16 118643 WET 13 OZ

SUMMARY

This application proposes to amend former City of Toronto Zoning By-law No. 438-86 and City of Toronto Zoning By-law No. 569-2013 to permit the redevelopment of the properties at 248 and 260 High Park Avenue with a 4-storey (19.8 m total, including a 5.2 m mechanical penthouse) residential apartment building, including the adaptive re-use of a vacant place of worship. A portion of the existing place of worship and a single-detached dwelling (248 High Park Avenue) would be demolished.

The proposed development would contain a total of 77 residential units, of which 5 would be one-bedroom units, 23 would be one-bedroom plus den units, 21 would be two-bedroom units, 20 would be two-bedroom plus den units, and 8 would be three-bedroom units. The total gross floor area would be approximately 8,400 m² (approximately 2,000 m² would be located in the existing place of worship), which would represent a floor space index of approximately 1.74 times the area of the lot. A total of 93 vehicular parking spaces (77 resident and 16 visitor) would be provided in three underground levels, with access from High Park Avenue. Additionally, 78 bicycle parking spaces (72 resident and 8 visitor) would be provided.



The proposed development is consistent with the policies of the Official Plan and the development criteria that apply to properties within the *Neighbourhoods* designation. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law No. 438-86 for the lands at 248 and 260 High Park Avenue, substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 248 and 260 High Park Avenue, substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
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, City Council require the owner to:
 - a. Enter into a Heritage Easement Agreement with the City for the property at 260 High Park Avenue in accordance with plans and drawings dated April 20, 2017, prepared by Turner Fleischer Architects Inc., date-stamped received by the City Planning Division April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 2, 2017, date-stamped received by the City Planning Division March 6, 2017, in conjunction with the Heritage Impact Assessment addendum, prepared by ERA Architects Inc., dated April 21, 2017, date-stamped received by the City Planning Division April 21, 2017, and on file with the Senior Manager, Heritage Preservation Services; and in accordance with the Conservation Plan required in Recommendation 4.b. below to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such Agreement to the satisfaction of the City Solicitor.
 - b. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 260 High Park Avenue prepared by ERA Architects Inc., dated March 2, 2017 and the Heritage Impact Assessment addendum, dated April 21, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services.

- c. Submit to the Executive Director of Engineering and Construction Services for review and acceptance a Functional Servicing Report to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.
- d. Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report accepted by the Executive Director of Engineering and Construction Services.
- e. Provide space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681, to the satisfaction of the Executive Director of Engineering and Construction Services.
- f. Submit for review and acceptance a Hydrogeological Report, to the satisfaction of the Executive Director of Engineering and Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In February 1975, Toronto City Council enacted site-specific By-law No. 23-75, which permits an 18.9 metre high addition on the south side of the existing place of worship at 260 High Park Avenue. By-law No. 23-75 also permits a total of 88 one-bedroom suites for elderly people and a maximum gross floor area of 1.0 times the lot area. The approved addition was never constructed.

On May 10, 2016, Etobicoke York Community Council adopted a Preliminary Report for the subject application. The report provided background information on the proposal and recommended that a community consultation meeting be held and that notice be given in accordance with the regulations of the *Planning Act*. Etobicoke York Community Council amended the staff recommendations to increase the notification radius from 120 m to 240 m. The Preliminary Report is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.8>.

At its meeting on June 7, 8 and 9, 2016, City Council stated its intent to designate under Part IV, Section 29 of the *Ontario Heritage Act*, the property at 260 High Park Avenue. City Council's decision can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.2>.

At its meeting on May 18, 2017, the Toronto Preservation Board adopted a report from the Chief Planner and Executive Director, City Planning, which recommended that City Council approve the proposed alterations to the heritage property at 260 High Park Avenue. The Toronto Preservation Board decision can be viewed at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB23.1>.

ISSUE BACKGROUND

Proposal

Original Submission

On February 19, 2016, the applicant submitted a proposal for a 4-storey residential apartment building, including the adaptive re-use of a vacant place of worship. The total gross floor area of the proposed development was approximately 9,850 m², representing a density of approximately 2.0 times the area of the lot. A total of 77 residential units were proposed (41 one-bedroom; 26 two-bedroom; and 10 three-bedroom units). The entire existing Sunday School addition and the adjacent detached dwelling at 248 High Park Avenue were proposed to be demolished. The proposed addition would be 4 storeys (16.6 m total, including a 4.0 m mechanical penthouse), and located to the west and south of the existing place of worship. The place of worship was proposed to be integrated with the new addition.

Revised Submission

In response to concerns raised by City Planning staff and the Design Review Panel (DRP), and through the community consultation process, the applicant revised the proposal as follows:

- reduced the gross floor area from 9,850 m² to 8,422 m²;
- reduced the floor space index from 2.02 to 1.74 times the area of the lot;
- increased the building height from 12.6 m to 14.6 m;
- the entire north façade and a portion of the west façade of the Sunday School addition would be preserved;
- removal of parking proposed under the retained place of worship;
- significant changes to the proposed materials from a primarily glass addition to one that would be primarily brick;
- the relocation of the site access from the Annette Street frontage to the High Park Avenue frontage;
- removal of the proposed pick-up drop-off area along the High Park Avenue frontage;
- internalizing the Type G loading space and inseting the entrance to the loading space;
- increasing the side yard setback along the south property from 6 m to 7.5 m;
- inseting a number of balconies on the proposed south and west building elevations; and
- increasing the landscaped open space.

As noted above, the proposed development would retain the existing place of worship, with internal renovations to convert it to residential space. The entire existing north façade and one bay (approximately 7.5 m) of the west façade of the Sunday School building would also be retained. An 'L-shaped' addition would be constructed with the 'top of the L' inserted behind the Sunday School façade and the 'bottom of the L' would be located adjacent to 246 High Park Avenue (see Attachment 1: Site Plan). The 'bottom of the L' would be separated from the existing place of worship by approximately 12 m, where a courtyard would lead to the main building entrance. A secondary entrance would be located along the Annette Street frontage, where an entrance into the Sunday School addition currently exists. The proposed building would be set back 7.5 m from the south property line adjacent to 246 High Park Avenue and the west property line adjacent to 223 Annette Street.

The revised proposal would contain a total of 77 residential units, including: 5 one-bedroom units; 23 one-bedroom plus den units; 21 two-bedroom units; 20 two-bedroom plus den units; and 8 three-bedroom units. The total gross floor area would be approximately 8,400 m², including approximately 2,000 m² located in the existing place of worship structure, which would represent a floor space index of approximately 1.74 times the area of the lot. A total of 93 vehicular parking spaces (77 resident and 16 visitor) would be provided in three underground levels. Additionally, 80 bicycle parking spaces (72 resident and 8 visitor) would be provided, with the resident bicycle parking located at the P1 level and the visitor parking spaces located at grade, adjacent to the secondary entrance on Annette Street.

Vehicular access would be provided by a driveway off High Park Avenue, which would be located approximately 1.5 m from the south property line, adjacent to 246 High Park Avenue. The reverse slope driveway would extend west approximately halfway across the site and access to the underground parking garage and loading area would be located on the south elevation of the proposed building.

The proposed development would provide approximately 163 m² of common indoor amenity space (2.1 m² per unit), which would be located as follows:

- a 92 m² multi-purpose room located in the southwest corner of the first floor, adjacent to common outdoor amenity space;
- a 29 m² lounge located on the first floor;
- an 11 m² room located on the first floor; and
- a 31 m² multi-purpose room located on the fourth floor, adjacent to common outdoor amenity space.

The proposed development would provide approximately 531 m² of common outdoor amenity space (6.9 m² per unit), of which 189 m² would be located at grade in the southwest corner of the site. A 342 m² terrace is proposed on the roof of the new construction.

Site and Surrounding Area

The site is located at the southwest corner of High Park Avenue and Annette Street. The site is flat and is largely rectangular in shape, with a small portion of the site located to

the rear of the adjacent property to the south (246 High Park Avenue). The site area is approximately 4,873 m² (0.49 hectares) consisting of two lots. The site currently contains a detached dwelling (248 High Park Avenue) and a vacant place of worship (260 High Park Avenue).

Surrounding land uses include:

North: To the north across Annette Street are two to three-storey detached and semi-detached dwellings fronting Annette Street. Beyond these dwellings, the neighbourhood consists predominately of two to three storey detached and semi-detached dwellings, and row houses. The neighbourhood is bounded to the north by the mixed-use Dundas Street West.

South: Immediately adjacent to the south is a two and a half storey detached dwelling on a 15.24 metre wide lot fronting High Park Avenue. Generally, the neighbourhood to the south is comprised of two and three-storey detached dwellings interspersed with low-rise walk-up apartment buildings. Further south is the cluster of mid to high rise apartment buildings that are generally located between Glenlake Avenue, Mountview Avenue, Bloor Street West and Gothic Avenue.

East: To the east, on the east side of High Park Avenue are two and three-storey detached and semi-detached dwellings, with low-rise walk-up apartment buildings fronting the east side of High Park Avenue and the south side of Annette Street. Further east along Annette Street are two former places of worship which were previously converted into apartment buildings.

West: Immediately to the west is a two and a half storey detached dwelling on a 9.15 metre wide lot fronting the south side of Annette Street. Beyond this dwelling are four other detached dwellings which front the south side of Annette Street. The rear yards of 5 detached dwellings that front the east side of Quebec Avenue are also immediately adjacent to the subject site. Generally, the neighbourhood to the west is made up of two and three-storey detached and semi-detached dwellings, a small number of mixed-use buildings fronting the north side of Annette Street and a number of schools including Saint Cecelia Catholic Elementary School, Humberside Collegiate Institute and Western-Technical Commercial School.

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, 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; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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 *Neighbourhoods* on Map 17 – Land Use Map in the Official Plan (see Attachment 3: Official Plan). *Neighbourhoods* are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

This application has been reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Housing" and "Heritage" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation has also been addressed. The Official Plan is available at: http://www.toronto.ca/planning/official_plan/introduction/htm

Official Plan Amendment No. 320 (OPA 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 modified and approved OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Both former City of Toronto Zoning By-law No. 438-86 and City-wide Zoning By-law No. 569-2013 continue to apply to the site while By-law No. 569-2013 is under appeal.

The subject site is zoned Residential (R2 Z0.6) under former City of Toronto Zoning By-law No. 438-86 and Residential (R (d0.6) (x737)) under City-wide Zoning By-law No. 569-2013. Both zone categories permit a wide variety of residential uses, including an apartment building, and a number of non-residential uses, subject to conditions. Both zone categories permit a maximum density of 0.6 times the area of the lot and a maximum height of 10 metres.

Exception 737 applies to the property at 260 High Park Avenue and refers to prevailing site-specific Zoning By-law No. 23-75. By-law No. 23-75 permits an 18.9 metre high addition on the south side of the existing place of worship, a total of 88 one-bedroom suites for elderly people and a maximum gross floor area of 1.0 times the lot area.

Heritage

The subject site consists of two properties, 248 and 260 High Park Avenue. The property at 260 High Park Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1990. The property contains a place of worship building completed in 1908 as High Park Avenue Methodist Church (renamed in 1925 as High Park Avenue United Church, and again in 1970 as High Park-Alhambra United Church). Attached to the west end of the church, the complementary Sunday School addition was completed in 1925 and is also included in the listing of the property.

The property at 260 High Park Avenue was designated under Part IV of the Ontario Heritage Act by City Council on June 7, 2016. City Council's decision can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.2>.

This designation was appealed to the Conservation Review Board by the owner of 260 High Park Avenue. A pre-hearing conference is scheduled for August 28, 2017.

At its meeting on May 18, 2017, the Toronto Preservation Board adopted a report from the Chief Planner and Executive Director, City Planning, which recommended that City Council approve the proposed alterations to the heritage property at 260 High Park Avenue, subject to a number of conditions. The conditions related to the Zoning By-law Amendment application have been included in this report. The decision of the Toronto Preservation Board can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB23.1>.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has been submitted (Application No. 16 118663 WET 13 SA) and is being reviewed concurrently with this Zoning By-law Amendment application.

Reasons for Application

The application proposes a four storey (19.8 m total, including a 5.2 m mechanical penthouse) apartment building and a density of 1.74 times the area of the lot. The maximum permitted height under former City of Toronto Zoning By-law No. 438-86 and City of Toronto Zoning By-law No. 569-2013 is 10 m. While never constructed, Zoning By-law No. 23-75 permitted an 18.9 metre high addition on the south side of the existing place of worship with a total of 88 one-bedroom suites for elderly people and a maximum gross floor area of 1.0 times the lot area. A Zoning By-law Amendment application is required to permit the proposed height and density. The Draft Zoning By-laws attached to this report also establish appropriate setbacks, landscaped open space and parking standards.

Community Consultation

A community consultation meeting was held on June 20, 2016, and was attended by approximately 80 members of the community. The Ward Councillor, City Planning staff and the applicant were also in attendance at the meeting.

The applicant presented the initial proposal at this meeting. Many attendees expressed opposition to the proposal and the concerns/issues were as follows:

- the massing, height and density/number of units were not appropriate for the site;
- light, view, shadowing and privacy impacts on adjacent properties;
- noise and safety concerns from the at-grade loading space;
- impacts on existing trees, including on adjacent properties;
- the extent of interventions proposed to the place of worship, the demolition of the Sunday School addition, and the integration of the proposed addition;
- architectural treatment of the proposed addition (many attendees were particularly opposed to the glass cladding proposed);
- increased traffic in the area, particularly at the intersection of High Park Avenue and Annette Street (attendees indicated that collisions occur frequently at this intersection);
- potential for traffic queuing on Annette Street from cars turning left into the site;
- inappropriate location of the entrance to the underground parking;
- impact on pedestrian safety, particularly children (there are numerous schools in close proximity to the site);
- impacts on cycling safety from turning movements across the Annette Street bike lane;
- adequacy of water and sanitary services in the area;
- potential damage to adjacent homes during construction;
- the possibility there is asbestos in the place of worship that will require removal;
- the possibility of integrating affordable housing into the development; and
- it was suggested that there was a hawk roost in the bell tower.

A second community consultation meeting was held on May 16, 2017 to discuss the revised proposal. This meeting was attended by approximately 20 members of the community, the Ward Councillor, the applicant and City Planning staff. The applicant presented the revised proposal, outlining the revisions that had been made to the initial application. The revised proposal was generally well-received by meeting attendees, however members of the community expressed the following concerns with the revised proposal:

- privacy and overlook impacts on neighbouring properties, particularly from balconies on the west side of the proposed new construction;
- the possibility of introducing different building materials and design on the new construction to relate more to the existing place of worship;
- the possibility of using more durable materials for the fence along the west property line; and
- truck traffic, workers' parking and noise during construction.

All of the issues/concerns raised by members of the community have been considered in Planning staff's evaluation of the proposal.

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 Zoning By-law performance standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS), 2014. As a residential infill project, it supports the policy objective of focusing growth in existing settlement areas. The development promotes efficient land use, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure. It is an example of appropriate infill through redevelopment of a vacant building.

Land Use

The applicant has proposed a four storey residential apartment building. This building type is contemplated by the *Neighbourhoods* designation in the Official Plan and is permitted by the existing zoning. There are a number of two to two and a half storey walk up apartment buildings in the immediate area, including on the west side of High Park Avenue in close proximity to the subject site. There are also two other former places of worship in close proximity to the subject site that have been converted to residential apartment buildings (152 and 200 Annette Street). Planning staff are of the opinion that the proposed land use is appropriate for the subject site given the Official Plan designation, the uses permitted by the Zoning By-law and the uses found within the neighbourhood.

Density, Height and Massing

The proposal was reviewed in the context of the *Neighbourhoods* Built Form policies of the Official Plan (Policy 4.1.5) and the proposed addition has been located and organized to fit with its existing context.

The proposed density has been reduced from a floor space index of 2.0 times the area of the lot to 1.74 times the area of the lot and the massing has been re-articulated to address concerns raised by Planning staff, members of the community and the Design Review Panel (as noted below). The existing R2 and R zoning permits a density of 0.6 times the area of the lot. While the proposed density of 1.74 times the area of the lot exceeds the permitted maximum, it is the opinion of staff that based on the articulation of the massing and the transition to surrounding properties, noted further below, that the proposed density is appropriate.

While the overall building height has increased from the initial submission, from a total height of 14.6 m to 19.8 m, including the mechanical penthouse, the articulation of the massing has been revised to be more sensitive to surrounding properties and the existing neighbourhood context. The fourth floor steps back 2.5 m on the south and west elevations to better transition to the neighbouring two and a half storey dwellings. The height of the building adjacent to the south and west property lines would be approximately 11.7 m, which is acceptable to staff given that the R2 and R zoning permits a height of 10 m. Mechanical elements and rooftop access stairs have been reduced in size and have been further inset to reduce the appearance of the massing from the street. A series of planters would surround the rooftop decks to screen them from view and to minimize overlook into surrounding rear yards. The addition has been articulated and has an exterior façade that complements the heritage building and the addition has been set back from Annette Street and High Park Avenue in line with or beyond the setbacks of the existing building.

The initial submission proposed vehicular access off Annette Street with the parking garage ramp along the west property line. The loading space was initially proposed to be located at grade, along the Annette Street frontage adjacent to the parking garage ramp. The original setbacks of the building were 7.4 m from the west property line and 6.0 m from the south property line. The revised submission relocates the parking garage ramp from the Annette Street frontage, along to the west property line, to the High Park Avenue frontage along the south property line and internalized the loading space within the underground parking garage. The loading space has also been inset into the proposed south building elevation by approximately 2 m to move it further away from the neighbouring property. By reducing the building footprint, the revised proposal provides an increased setback of 7.5 m from the south property line, which is the minimum rear yard setback required by the existing R2 and R zoning, and 7.0 m from the west property line. It is the opinion of staff that 7.0-7.5 metres provides an appropriate separation distance from neighbouring properties in this context.

The relocation of the parking garage ramp and loading space also addresses a number of concerns raised by Planning staff, Transportation Services staff and members of the community. Internalizing the loading space would reduce the amount of noise from moving/garbage trucks and would eliminate potential conflicts between these trucks and pedestrians, vehicles and cyclists using Annette Street. By removing the loading space and site access from the Annette Street frontage, the potential for queuing vehicles on Annette Street has been eliminated. By removing the pick-up drop-off loop from the High Park Avenue frontage, vehicular ingress and egress has been reduced to one driveway, which further reduces the potential for conflicts between vehicles entering/exiting the site and pedestrians and cyclists.

The revised proposal also removes a number of first floor terraces from the proposal. A first floor terrace combined with a glass enclosure resembling a greenhouse was initially proposed on the north elevation of the existing place of worship and a series of terraces were proposed on the east elevation of the new construction. The revised proposal removed the terraces from the north elevation of the existing place of worship, which maintains the integrity of the heritage building. The revised proposal also includes two grade-related units on the east elevation of the new construction, which provides for a

better interface with the street and better reflects the surrounding neighbourhood character.

The most visible modification to the proposal is a major change in proposed building materials. While the original submission featured a significant amount of glazing, the revised addition would be primarily constructed of brick, which would be more complementary to the existing heritage building and more reflective of the architecture typically found in the High Park neighbourhood.

Planning staff are of the opinion that the proposed four storey apartment building has a height, massing and scale appropriate for the site and is considered to be compatible with that permitted by the zoning for adjacent and nearby residential properties.

Design Review Panel

The preliminary site design and massing was reviewed by the City's Design Review Panel (DRP) on July 5, 2016, minutes of which are available at the following link: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Files/pdf/DRP/DRP%202016/FINAL%20MINUTES%20July%205%202016%20combined.pdf>.

Several DRP members made note of the opportunities provided by the site as well as the challenges for redevelopment, citing other place of worship adaptive re-use projects across the City. DRP members were concerned that the proposal represented overdevelopment of the site and also expressed concern about the massing, articulation and relationship to the existing neighbourhood and heritage building. Several DRP members commended the provision of three-bedroom units for families, which was viewed as particularly appropriate in this area. The Panel unanimously agreed that a redesign was required in order to:

- use materials in keeping with the neighbourhood context;
- provide more space between the addition and the heritage building;
- reduce the height and bulk of massing on the site;
- increase building setbacks;
- revise the floor elevation to be closer to grade;
- consider moving the loading space from Annette Street; and
- remove the pick-up drop-off loop on High Park Avenue.

Planning staff are satisfied that the revised proposal has adequately responded to the concerns raised by the DRP.

Landscaping/Open Space

A detailed Landscape Plan was submitted as part of the application and has been refined based on comments received from Urban Forestry staff, City Planning staff and members of the community. Landscaping, fencing and planting have been proposed to mitigate privacy concerns for nearby properties and will be secured through the Site Plan approval process.

Having removed a significant number of at-grade terraces and other proposed hard surfaces, the revised proposal provides for an increased amount of landscaped open space, which is more in keeping with the characteristic openness of the High Park neighbourhood. Additionally, a large entrance courtyard between the existing church and the proposed addition would be landscaped open space.

A 1.8 m high wood privacy fence is proposed to be constructed along the south and west property lines. Between the proposed fence and the underground parking ramp (adjacent to 246 High Park Avenue), a 1.2 m wide landscape strip would be planted with a combination of shrubs to provide a buffer. Beyond the underground ramp, would be a 7.5 m wide landscaped area between the building and the south property line. The irregular 'southern tip' of the site would contain a portion of the proposed outdoor amenity space for building residents. A total of 189 m² of outdoor amenity space is proposed in this location. The other 342 m² of outdoor amenity space is proposed to be located on the roof of the new construction. A planter with a minimum width of 0.3 m is proposed to surround the entire rooftop amenity area (both private and common spaces) to minimize the potential for overlook to neighbouring properties.

Along the western side of the building, the adjacent property would be separated by a buffer consisting of a sunken terrace, a walkway connecting Annette Street with the proposed outdoor amenity area and a 1.4 m wide landscaped strip. To mitigate concerns of 'cut-throughs' to the rear of the site, a fence has been proposed between the fence on the south property line and the new addition to the west of the underground ramp and a decorative metal fence with a gate would be provided between the northwest corner of the proposed building and the fence on the west property line.

Heritage

Extensive discussions have occurred between the applicant and Heritage Preservation Services staff, which have resulted in significant modifications to the proposal from a heritage preservation perspective.

The initial proposal involved a greater degree of intervention to the place of worship and the complete demolition of the Sunday School building. The revised proposal would include the retention of the north elevation and a portion of the west elevation of the Sunday School building, alterations to the existing place of worship entrances and doors, alterations to existing windows, and the introduction of new windows, skylights and balconies.

Heritage Preservation Services staff advise that they are supportive of the applicant's efforts to conserve this heritage property and find that, in the context of the retention of significant heritage attributes of the property and proposed restoration work, the proposed alterations to 260 High Park Avenue will not have a negative impact on the identified heritage attributes and heritage character of this property. This position was outlined in the staff report adopted by the Toronto Preservation Board on May 18, 2017.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both public and private property. An Arborist Report and Tree Inventory and Preservation Plan were submitted as part of the application and have been reviewed by Urban Forestry staff. The applicant proposes to remove two protected private trees and two City trees, while preserving two protected private trees and ten City trees. The applicant currently proposes to plant seven new trees on City property, eight new trees on private property and three new trees on the north property line. The proposed trees are acceptable to Urban Forestry staff, however Urban Forestry staff have advised that the trees shown on the property line are required to be located on City property. These revisions will be secured through the Site Plan approval process. The required tree planting and tree removal financial securities will also be secured through the Site Plan approval process.

It should be noted that in response to comments from Urban Forestry staff and from area residents, the applicant redesigned the driveway and the underground parking garage in order to preserve an existing tree that straddles the property line between the subject site and 246 High Park Avenue.

Traffic Impact, Access and Parking

According to the Transportation Impact Study submitted as part of the application, the proposed development is expected to generate 23 two-way trips during the morning peak period and 20 two-way trips during the afternoon peak period. The Transportation Impact Study concludes that the development will have minimal effect on the adjacent road system, and therefore, the associated traffic impacts are acceptable. Transportation Services staff have reviewed the Transportation Impact Study and concur with the findings.

The revised submission, which proposes to relocate the driveway access from Annette Street to High Park Avenue satisfies the concerns raised by Transportation Services staff with respect to vehicular queuing on Annette Street and potential conflicts between road and sidewalk users and is acceptable.

The proposed development would provide a total of 93 parking spaces (77 resident and 16 visitor parking spaces), which exceeds the minimum requirement of the City of Toronto Zoning By-law No. 569-2013 for 88 parking spaces. The visitor parking spaces would be located at the P1 level. Transportation Services staff have advised that the proposed parking supply is acceptable.

The proposed development would provide one Type G loading space, which would be wholly enclosed within the building along the south façade. Transportation Services staff have advised that the size and location of the loading space is acceptable.

Servicing

Engineering and Construction Services staff have advised that they are supportive of the application in principle, subject to revisions to Engineering drawings and reports. Prior to the enactment of the Bills, the property owner will be required to submit a revised Functional Servicing Report to determine stormwater runoff, sanitary flow and water

supply demand resulting from the proposed development and whether there is adequate capacity in the existing municipal infrastructure to accommodate it. If it is determined that upgrades are required to municipal infrastructure to support this development, the owner will be required to make satisfactory arrangements with Engineering and Construction Services staff and enter into the appropriate agreement(s) with the City for the design and construction of any improvements. Engineering and Construction Services staff have also advised that the development must provide maintenance access holes and sampling ports in order to meet the requirements of the City's Sewers By-law, Chapter 681. Finally, the owner will be required to submit a Hydrogeological Report to the satisfaction of Engineering and Construction Services staff. It is recommended that all these matters be addressed prior to City Council enacting the Bills to bring the Zoning By-law into force.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 1,027m² or 21% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 487 m².

Parks, Forestry and Recreation staff have advised that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 487m² is not of a suitable size to develop a programmable park within the existing context of this development site. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Schools

The Toronto District School Board (TDSB) has advised that projected accommodation levels at the local schools warrant the use of warning signs on site and warning clauses in agreements of purchase and sale, as a result of the cumulative impact arising from all development in the schools' attendance areas. If approved, the TDSB have advised that new residents should be aware that this development would not displace existing students at local schools. Warning clauses to this effect would be secured through the Site Plan approval process.

Toronto Green Standard

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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 and this will be secured through the Site Plan approval process.

Tenure

The applicant has advised that the proposal would be comprised of condominium units.

Conclusion

The proposed Zoning By-law Amendment application has been reviewed against the policies of the Provincial Policy Statement (PPS), 2014, the Growth Plan for the Greater Golden Horseshoe and the Toronto Official Plan. Planning staff are of the opinion the proposal is consistent with the PPS and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal would result in a development that is compatible with the surrounding neighbourhood and conforms to applicable Official Plan policies.

Significant modifications have been made since the original submission and Planning staff are of the opinion that the revised proposal represents good planning. As such, Planning staff are recommending the application to amend the Zoning By-law be approved subject to the conditions noted in this report.

CONTACT

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Tel. No. 416-394-6006
Fax No. 416-394-6063
E-mail: anthony.hommik@toronto.ca

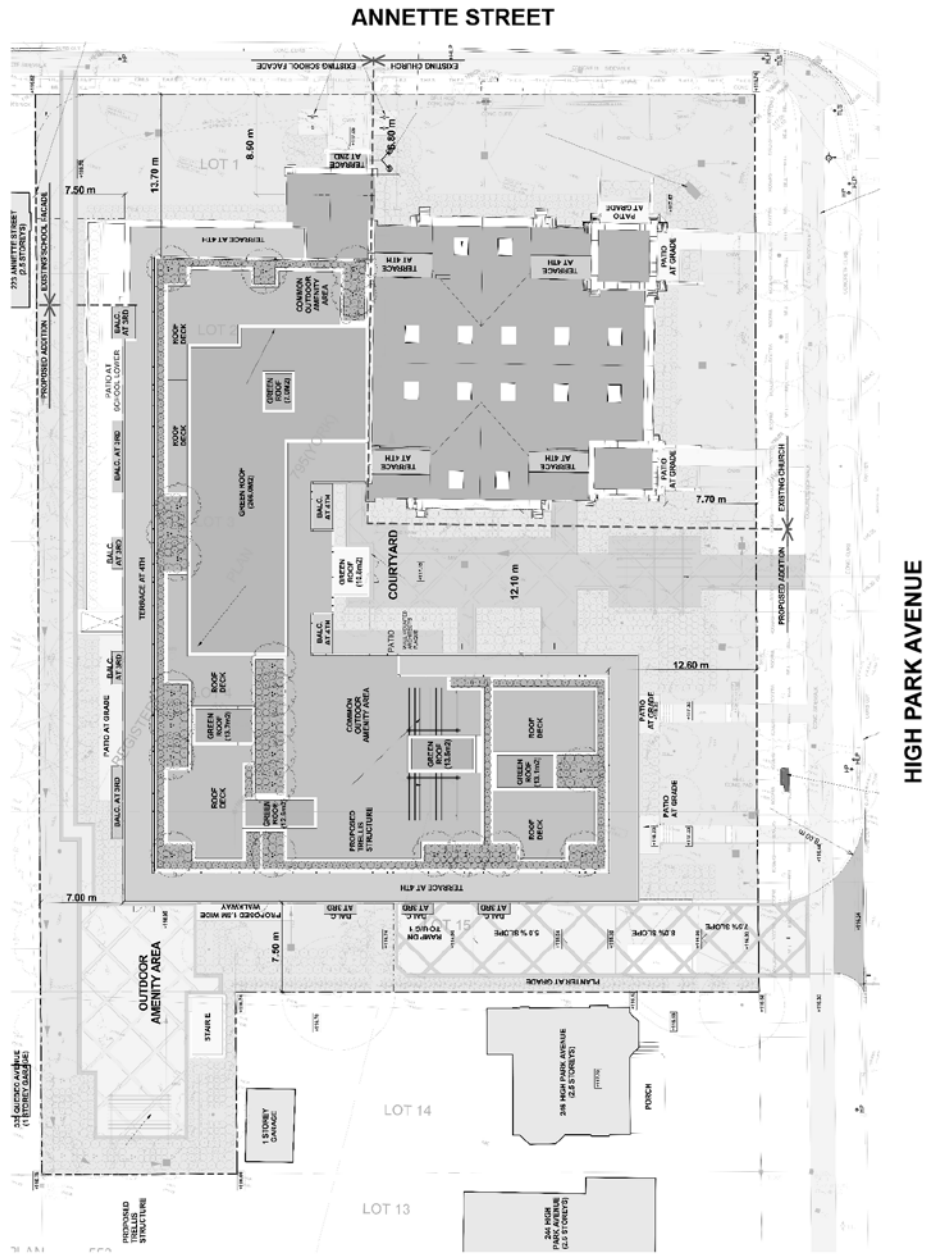
SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4: Former City of Toronto Zoning By-law No. 438-86
Attachment 5: City of Toronto Zoning By-law No. 569-2013
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment (Former City of Toronto Zoning By-law No. 438-86)
Attachment 8: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

Attachment 1: Site Plan



Site Plan
Applicant's Submitted Drawing
Not to Scale
05/08/17

248 and 260 High Park Avenue

File # 16 118643 WET 13 0Z

[illegible]

Elevations

Applicant's Submitted Drawing

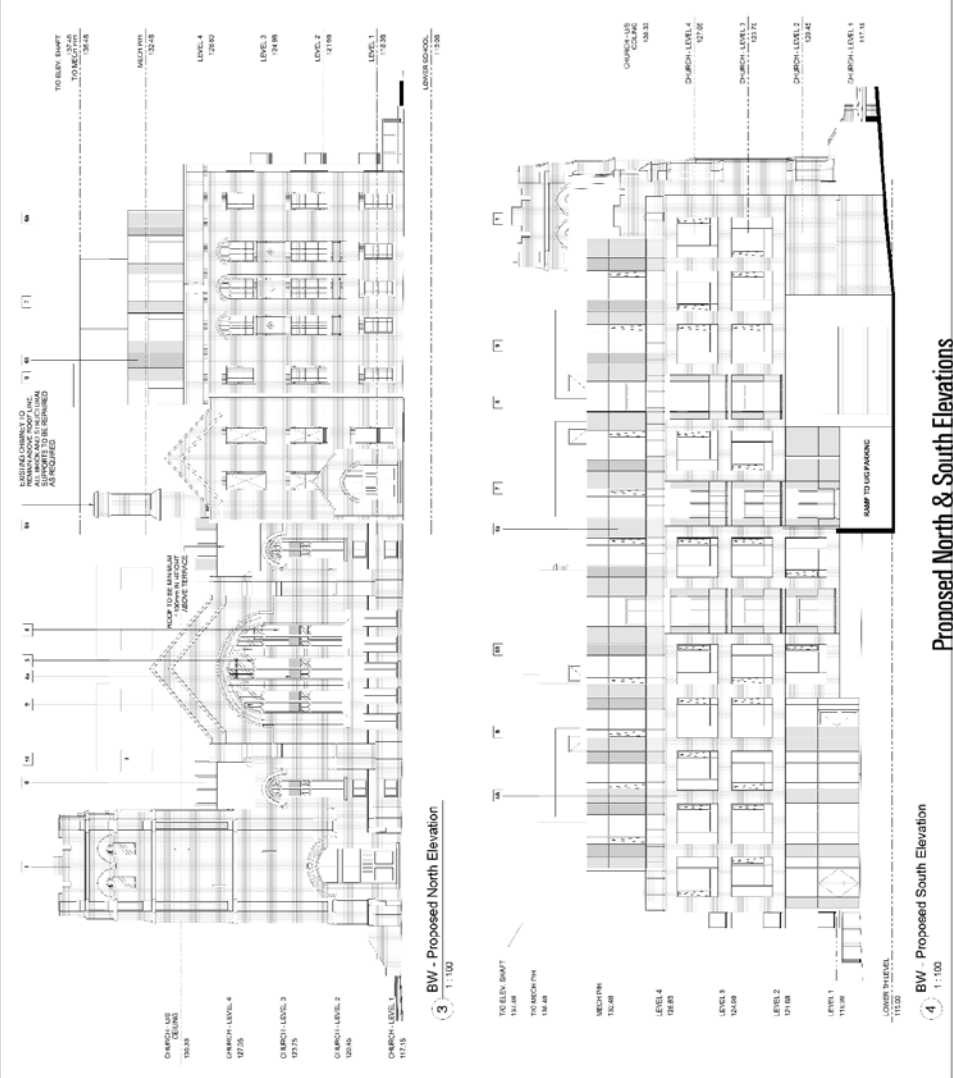
Not to Scale
05/08/17

Proposed East & West Elevations

248 and 260 High Park Avenue

File # 16 118643 WET 13 0Z

Attachment 2: Elevations



Elevations
Applicant's Submitted Drawing
Not to Scale
05/08/17

248 and 260 High Park Avenue

Proposed North & South Elevations

File # 16 118643 WET 13 0Z

Attachment 2: Elevations

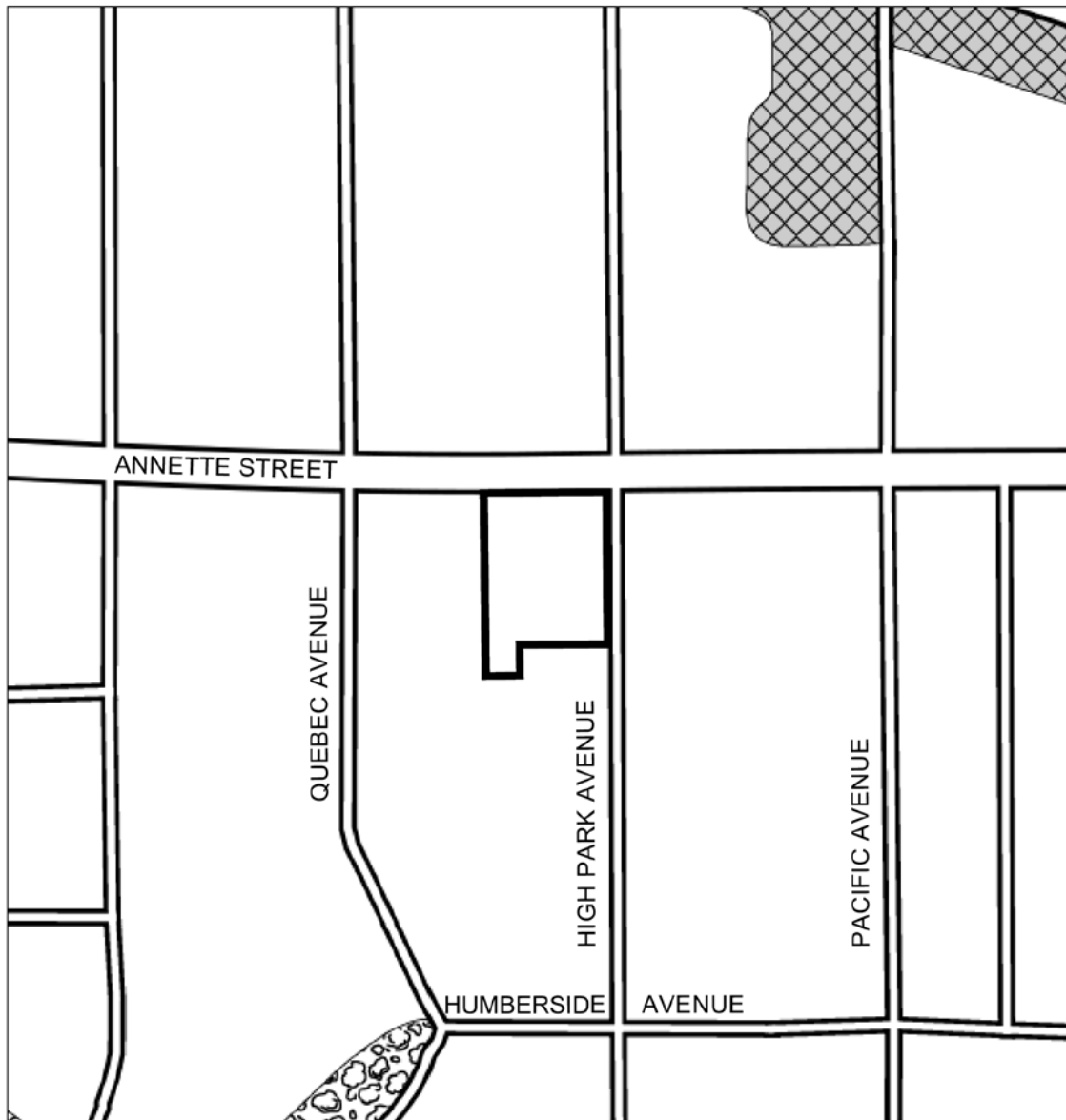


Elevations
Applicant's Submitted Drawing
Not to Scale
05/08/17

248 and 260 High Park Avenue

File # 16 118643 WET 13 0Z

Attachment 3: Official Plan



Toronto City Planning
Official Plan

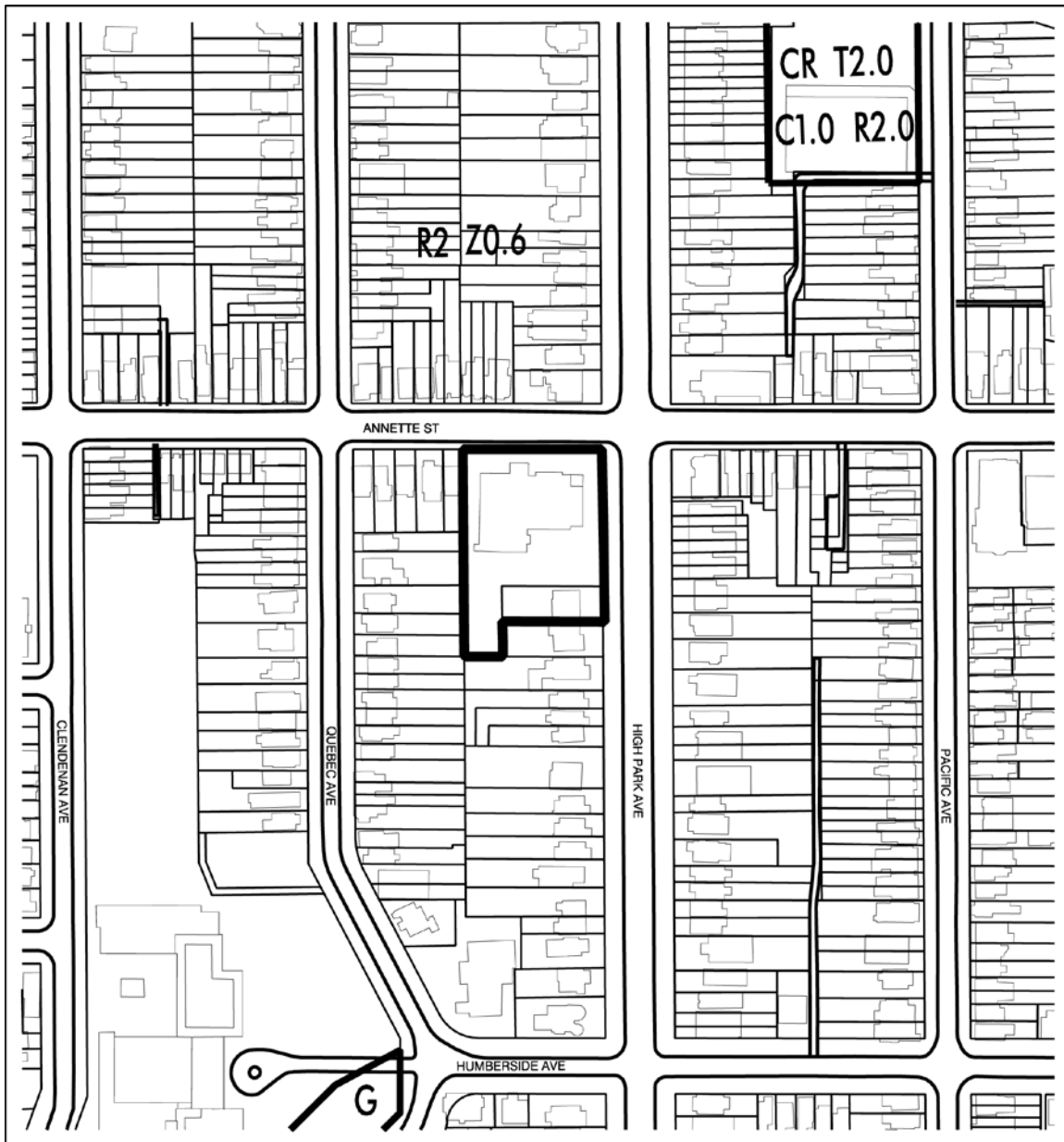
248 and 260 High Park Avenue

File # 16_118643 WET 13 0Z



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03/09/16

Attachment 4: Former City of Toronto Zoning By-law No. 438-86



Toronto City Planning
Zoning

248 and 260 High Park Avenue

File # 16 118643 WET 13 02

R2 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/11/2016

Attachment 5: City of Toronto Zoning By-law No. 569-2013





TORONTO City Planning
Zoning

248 and 260 High Park Avenue

File # 16 118643 WET 13 02

 Location of Application
R Residential

 See Former City of Toronto By-Law No. 438-86
R2 Residential District
CR Mixed-Use District
G Parks District


Not to Scale
Extracted: 03/09/2016

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 118643 WET 13 OZ
Details	Rezoning, Standard	Application Date:	February 19, 2016

Municipal Address: 248 AND 260 HIGH PARK AVENUE

Location Description: PLAN 553 BLK 15 E PT LOT 15 **GRID W1308

Project Description: This application proposes to redevelop the site with a 4-storey residential apartment building, including the partial adaptive re-use of a vacant place of worship. A total of 77 residential units are proposed and 93 vehicular parking spaces would be provided underground.

Applicant:	Agent:	Architect:	Owner:
MCG Consultants Inc. 500 Rathburn Road Toronto, ON M9S 3S8	MCG Consultants Inc. 500 Rathburn Road Toronto, ON M9S 3S8	Turner Fleischer Architects 67 Lesmill Road Toronto, ON M3B 2T8	Trac Developments Inc. 500 Rathburn Road Toronto, ON M9S 3S8

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	By-law No. 23-75
Zoning:	R2 (438-86); R(569-2013)	Historical Status:	Listed (260 High Park Avenue)
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4,873	Height:	Storeys:	4
Frontage (m):	76		Metres:	14.6 (plus 5.2m mechanical)
Depth (m):	61			
Total Ground Floor Area (sq. m):	2,340			Total
Total Residential GFA (sq. m):	8,422		Parking Spaces:	93
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	8,477			
Lot Coverage Ratio (%):	53			
Floor Space Index:	1.74			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	8,477	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	28 (36.3%)	Office GFA (sq. m):	0	0
2 Bedroom:	41 (53.2%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8 (10.4%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	77 (100%)			

CONTACT:	PLANNER NAME:	Anthony Hommik, Planner
	TELEPHONE:	416-394-6006

Attachment 7: Draft Zoning By-law Amendment (Former City of Toronto Zoning By-law No. 438-86)

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2017

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known as 248 and 260 High Park Avenue

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; 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*;

WHEREAS pursuant to Section 39 of the *Planning Act*, the council of a Municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

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

1. None of the provisions of Section 2(1) with respect to the definition of ‘*height*’, ‘*grade*’, ‘*lot*’ and Sections 4(2)(a), 4(4)(b), 4(13)(c), 4(12), 4(16), 6(3) Part I, 6(3) Part II, 6(3)Part III and By-law No. 23-75 of Zoning By-law 20623, as amended, of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the erection or use of an *apartment building* and *accessory* uses thereto on the lands municipally known as 260 and 248 High Park Avenue (hereinafter referred to as the *lot*), provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - (b) portion of any building or structure erected or used above *grade* is located otherwise than wholly within the areas delineated by heavy lines as shown on Map 2 attached hereto;
 - (c) no portion of any building or structure erected or used above *grade* shall exceed the *height* limits above *grade* in metres specified by the numbers following the symbol “H” as shown on Map 2 attached hereto;
 - (d) Notwithstanding Sections 1(b) and 1(c) of this By-law, the following elements may project above the heights shown on Map 2:
 - (i) elevator overruns to a maximum of 5.2 metres;

- (ii) mechanical penthouse to a maximum of 4.2 metres.
- (e) notwithstanding Sections 1(b) and 1(c) of this By-law, the following elements may project beyond the heavy lines shown on Map 2:
 - (i) eaves, canopies, cornices, lighting fixtures, awnings, architectural features, window sills, wheelchair ramps, retaining walls, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage;
 - (ii) balconies to a maximum of 1.0 metre;
 - (iii) uncovered patios to a maximum of 2.0 metres; and
 - (iv) uncovered patios below *grade* to a maximum of 3.5 metres into the required setback from the west lot line.
- (f) Notwithstanding sections 1(b) and 1(c) of this By-law, the minimum building setback for an underground *parking garage* is 0.5 metres
- (g) *residential amenity space* must be provided in accordance with the following:
 - (i) A minimum of 2.0 square metres of indoor *residential amenity space* for each dwelling unit must be provided in a multi-purpose room or rooms within the building and at least one must contain both a kitchen and a washroom; and
 - (ii) A minimum of 2.0 square metres of outdoor *residential amenity space* for each dwelling unit must be provided of which at least 180 square metres is in a location adjoining or directly accessible from the indoor *residential amenity space* required in (i) above.
- (h) the total *residential gross floor area* of any building or structure erected on the *lot* shall not exceed 8,550 square metres;
- (i) The maximum number of *residential* dwelling units shall be 77;
- (j) parking spaces shall be provided and maintained on the lot in accordance with the following:
 - (i) a minimum of 0.9 parking spaces per one bedroom *dwelling unit*;
 - (ii) a minimum of 1.0 parking spaces per two bedroom *dwelling unit*;
 - (iii) a minimum of 1.2 parking spaces per three bedroom *dwelling unit*; and
 - (iv) a minimum of 0.2 parking spaces per *dwelling unit* for visitors to the building.

(k) the minimum required *landscaped open space* is 2,300 square metres; a minimum of 1,600 square metres of the required landscaped area must be *soft landscaping*.

(l) A *sales office* used to sell dwelling units in in the development is permitted for a period of 3 years from the date of the passing of By-law No. [Clerks to insert this by-law number].

(m) If a sales office in (l) above is in a newly erected building:

(i) the maximum permitted *non-residential gross floor area* is 280 square metres;

(ii) the maximum building height is 4.0 metres; and

(iii) the minimum building setback from the west and south lot lines is 7.5 metres.

2. For the purpose of this By-law:

(a) "*grade*" shall mean 118.38 Canadian Geodetic Datum;

(b) "*lot*" means the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;

(c) "*sales office*" means a building or structure or part thereof on the lot used for the purpose of the sale of dwelling units to be erected on the lot;

(d) each other word or expression that is italicized in the By-law herein shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended.

3. Notwithstanding any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

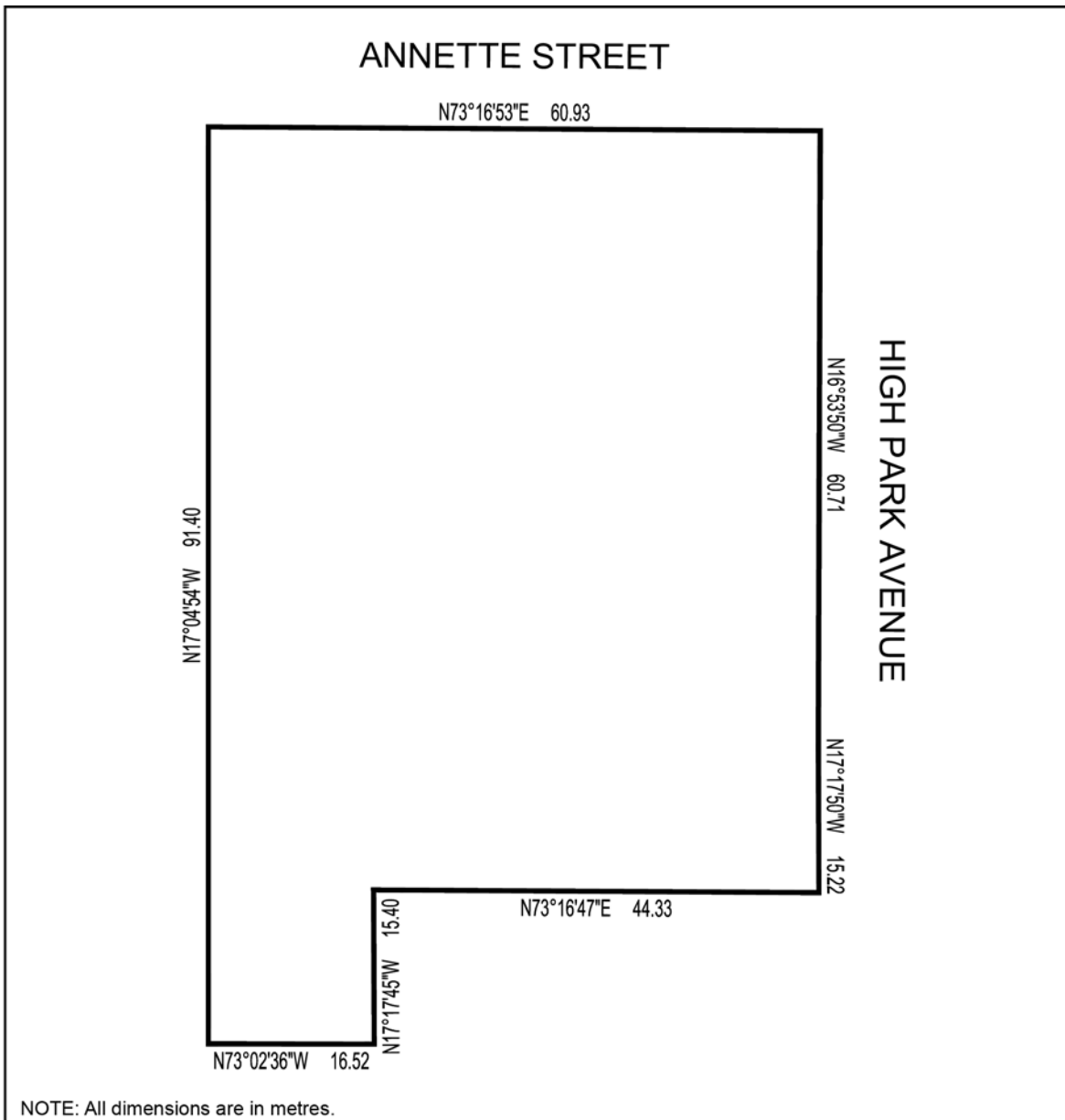
4. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

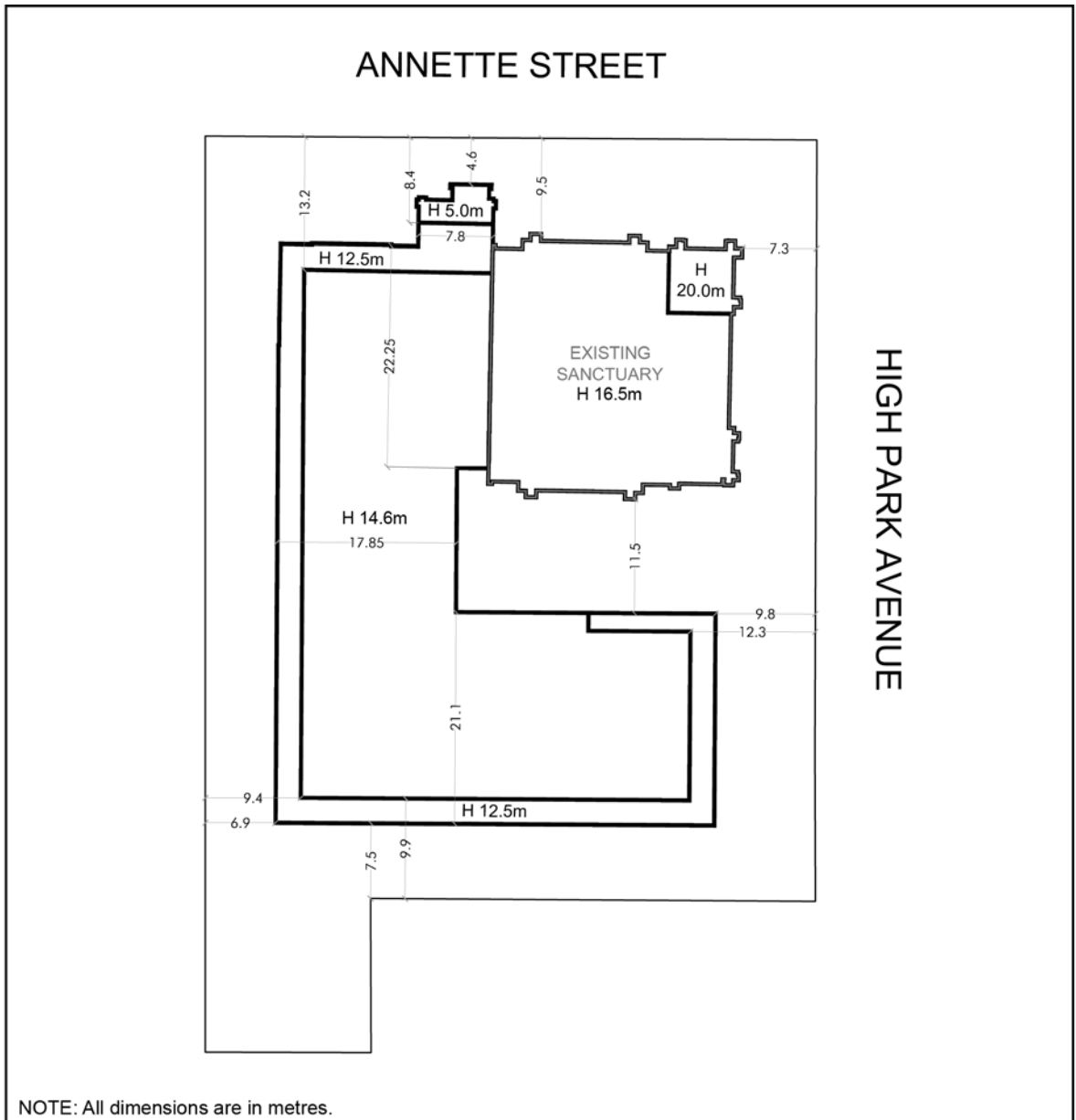


 **Toronto**
Map 1

248 & 260 High Park Avenue

File # 16 118643 WET 13 02


City of Toronto By-Law 438-86
Not to Scale
04/10/2017



Attachment 8: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2017

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 248 and 260 High Park Avenue.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

Whereas pursuant to Section 39 of the *Planning Act*, the council of a Municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

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 the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to: R (x37), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 37 so that it reads:

Exception R 37

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

Site Specific Provisions:

- (A) For the purposes of this exception, the lands shown on Diagram 1 of By-law No. [Clerks to insert this by-law Number] is the **lot**.
- (B) **Established Grade** is Canadian Geodetic Datum elevation of 118.38 metres.
- (C) Despite regulation 10.10.40.10, no portion of any **building** or **structure** above **established grade** may exceed the maximum height in metres specified by the numbers following the letter "H" as shown on Diagram 2 of By-law No. [Clerks to insert this by-law Number].
- (D) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.2 metres:
 - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment.
- (E) Despite regulation 10.5.50.10 (4), the minimum required **landscaping** area is 2,300 square metres; a minimum of 1,600 square metres of the required **landscaping** must be **soft landscaping**.
- (F) Despite the regulations 10.10.40.70 (1), (2), and (3) the minimum **building setbacks** are shown on Diagram 2 of By-law No. [Clerks to insert this by-law Number].
- (G) Despite (F) above, the minimum **building setback** for an underground **parking garage** from a **lot line** is 0.5 metres.
- (H) Despite (F) above, the following **building** elements and **structures** may encroach into a required **building setback**:
 - (i) eaves, canopies, cornices, lighting fixtures, awnings, architectural features, window sills, wheelchair ramps, retaining walls, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground **parking garage**;
 - (ii) balconies to a maximum of 1.0 metre;
 - (iii) uncovered patios to a maximum of 2.0 metres; and
 - (iv) uncovered patios below **established grade** to a maximum

of 3.5 metres into the required **building setback** from the west **lot line**.

- (I) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 8,550 square metres.
- (J) The maximum number of residential **dwelling units** on the **lot** is 77.
- (K) **Amenity space** for the use of residents of all **buildings** must be provided and maintained as follows:
 - (i) A minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** must be provided in a multi-purpose room or rooms within the **building** and at least one must contain both a kitchen and a washroom; and
 - (ii) A minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit** must be provided of which at least 180 square metres is in a location adjoining or directly accessible from the indoor **amenity space** required in (i) above.
- (L) A sales office used to sell **dwelling units** in the development is permitted for a period of 3 years from the date of the passing of By-law No. [Clerks to insert this by-law number].
- (M) If a sales office in (L) above is in a newly erected **building**:
 - (i) the maximum permitted **gross floor area** is 280 square metres;
 - (ii) the maximum **building** height is 4.0 metres; and
 - (iii) the minimum **building setback** from the west and south **lot lines** is 7.5 metres.

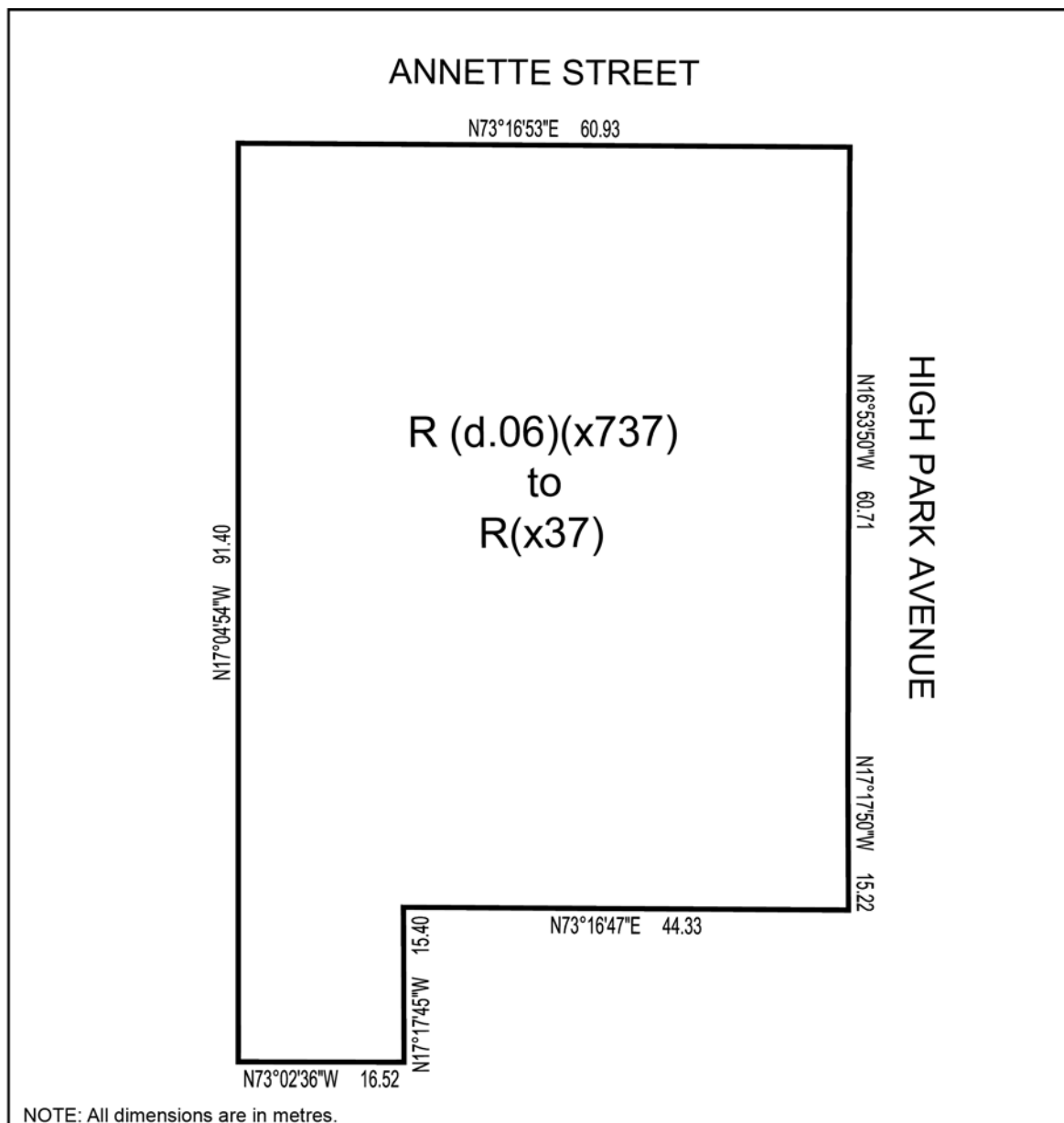
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on ~, 2017

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



TORONTO City Planning
Diagram 1

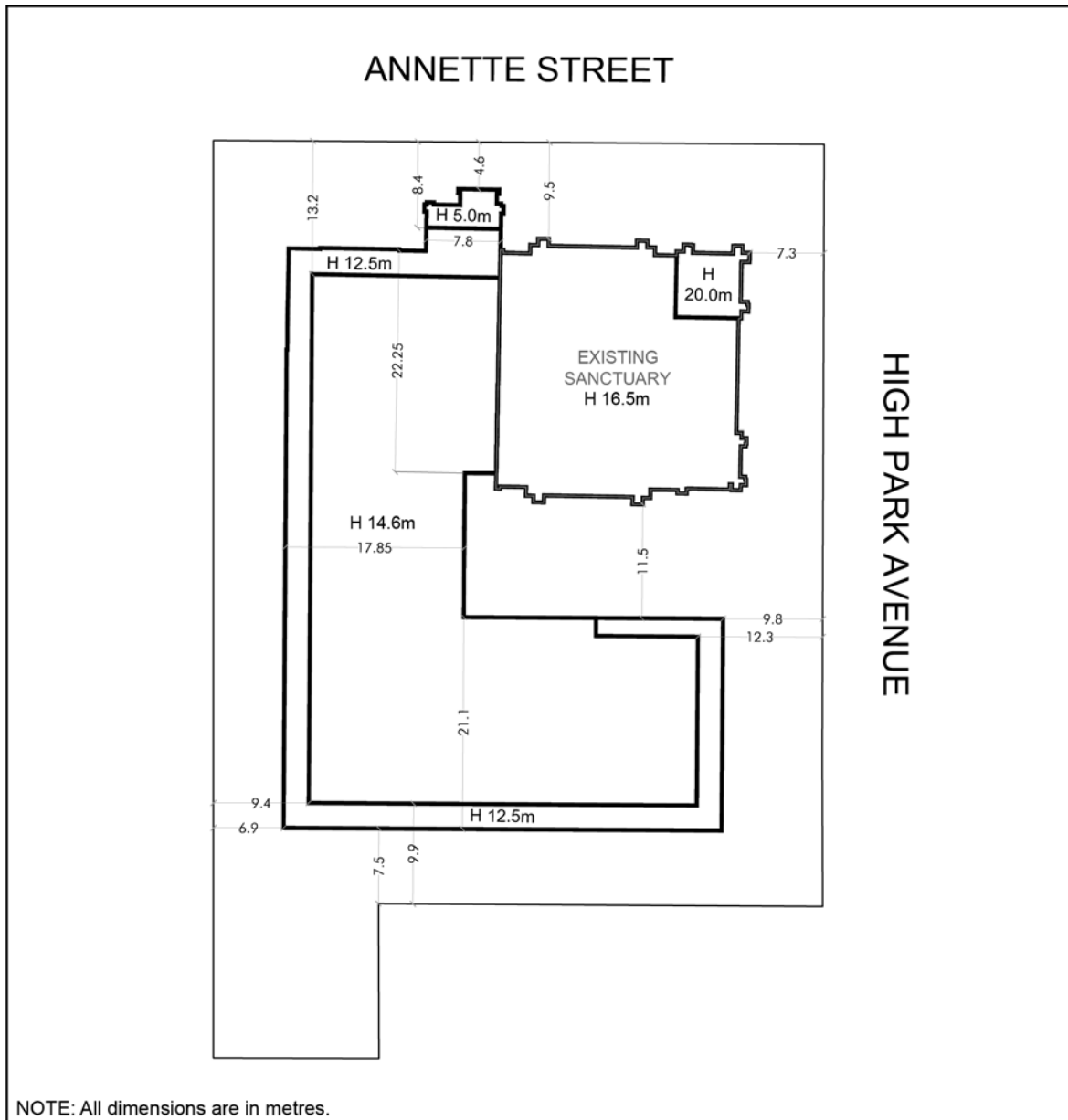
248 & 260 High Park Avenue

File # 16 118643 WET 13 0Z

Approved by: Anthony Hommik

City of Toronto By-Law 569-2013
Not to Scale
04/15/2017





Toronto City Planning
Diagram 2

248 & 260 High Park Avenue

File # 16 118643 WET 13 0Z

From Applicant's Drawings

Approved by: Anthony Hommik



City of Toronto By-Law 569-2013
Not to Scale
04/10/2017