24 Forest Manor Road – Zoning By-law Amendment and Rental Housing Demolition Applications - Preliminary Report

Date: April 10, 2017
To: North York Community Council
From: Director, Community Planning, North York District
Wards: Ward 33 – Don Valley East
Reference Number: 16 225452 NNY 33 OZ
16 233828 NNY 33 RH

SUMMARY

The application proposes the conversion of five ground floor residential rental units into five commercial/retail units (approximately 382 square metres) within the existing 10-storey, 128 unit apartment building, municipally known as 24 Forest Manor Road. As the proposal involves a building with six or more rental units, the applicant has also submitted a Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Final Report and a Public meeting under the Planning Act will be scheduled for the fourth quarter of 2017, provided that any required information is submitted 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 24 Forest Manor Road 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.

Financial Impact
The recommendations in this report have no financial impact.

Pre-Application Consultation
A pre-application consultation meeting was held on May 1, 2015 with the applicant to discuss the planning policy framework that would apply to the proposal and the complete application submission requirements.

ISSUE BACKGROUND

Proposal
The applicant has submitted a rezoning application to permit the conversion of five ground floor residential rental units into five commercial/retail units (approximately 382 square metres) within the existing 10-storey, 128 unit apartment building. The nature of the proposed retail uses has not yet been determined.

All five of the units proposed to be converted are categorized as "affordable rental housing" as per the housing definitions contained in Official Plan chapter 3.2.1. The units proposed for demolition are comprised of: one bachelor unit, two 1-bedroom units, and two 2-bedroom units. The applicant has not yet submitted a tenant relocation and assistance plan and the occupancy status of these units is to be determined.

The existing vehicular access/egress from Forest Manor Road would be utilized for the proposed development. An existing paved area to the rear of the building would provide 14 additional surface parking spaces, to serve the five proposed commercial/retail units.

Refer to Attachment 8 (Application Data Sheet) for the complete list of project statistics.

Site and Surrounding Area
The site is located on the west side of Forest Manor Road (3 blocks south of Sheppard Avenue East), and just east of Don Mills Road. The site is rectangular in shape with an area of 8,102.09 square metres and a frontage of 107 metres on Forest Manor Road. The subject
site comprises one 10-storey, 128 unit rental apartment building municipally known as 24 Forest Manor Road.

The site is located south of the Parkway Forest Community, a 13 hectare site that is subject to the demolition and replacement of 332 rental units and the construction of 2,791 condominium units in a series of buildings ranging from 7 to 36 storeys in height, over five development blocks. The phased development is currently being constructed over a number of years. Grade-related retail uses have been approved within Block B and A (closest to the Don Mills Road/Sheppard Avenue East intersection) and are under-construction currently.

At the centre of the wider Parkway Forest neighbourhood is a public park, elementary school (Forest Manor Public School) and a new community centre and outdoor swimming pool facility. A new child care facility has been relocated to the public community centre as part of the development.

Surrounding uses are as follows:

North: immediately to the north of the site is part of the Parkway Forest development with the land directly adjacent to the subject site proposed to be developed with three apartment buildings with heights of between 13 and 33 storeys and a total of 920 units;

South: immediately to the south of the site is a 16-storey apartment building (20 Forest Manor Road) with 190 units;

East: immediately to the east of the site is Forest Manor Road, then Forest Manor Public School, surrounded by Parkway Forest Park and Parkway Forest Community Centre; and

West: a tennis court associated with the apartment building at 10 Parkway Forest Drive, adjacent to Don Mills Road.

**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 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 Land Use Map 17 of the City of Toronto Official Plan. This designation provides for apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of local residents.

The Official Plan contains policies that provide direction and criteria on site design matters pertaining to the location and organization of buildings, vehicle parking, access locations and service areas. The Official Plan's built form policies indicate that new development should be designed to fit with its existing and/or planned context; frame and support adjacent streets, parks and open spaces; and limit its impacts on neighbouring streets, parks and properties.

Section 4.2 of the Official Plan states that *Apartment Neighbourhoods* are considered to be physically stable areas, and while significant growth is generally not intended within these established areas, improving amenities is a key consideration. Policy 4.2.2 of the Official Plan specifies that development within the *Apartment Neighbourhoods* designation will contribute to the quality of life by providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Furthermore, Policy 3.2.1.2 of the Official Plan states that the existing stock of housing will be maintained and replenished.

The Official Plan is available on the City’s website at: [http://www1.toronto.ca/planning/chapters1-5.pdf](http://www1.toronto.ca/planning/chapters1-5.pdf)

**Sheppard East Subway Corridor Secondary Plan**

The site is subject to the Sheppard East Subway Corridor Secondary Plan set out in Chapter 6, Section 9 of the Toronto Official Plan. The Secondary Plan contains policies that are area-specific and at a greater level of detail than those in the Official Plan. This Secondary Plan provides for development at a pedestrian scale with buildings framing the streets and heights generally in proportion to the width of adjacent streets. It is a policy of the Secondary Plan that residential communities located outside the areas appropriate for re-urbanization in close proximity to the subway stations, be protected and enhanced as stable residential neighbourhoods through the specific policies of the Secondary Plan and the application of the *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Official Plan.
Generally, commercial uses are encouraged to locate at subway station nodes and development should be more residential in nature adjacent to designated stable residential areas. Limited development outside the key development areas is permitted in accordance with the Official Plan policies applying to the land use designations in those areas.


**Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City’s Municipal Code, implements the City’s Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act. Proposals involving six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued under the Building Code Act.

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

The applicant has submitted an application under Section 111 of the City of Toronto Act for the demolition of five rental units. The rents for all units are in the affordable rent range (below the average market rent in the City of Toronto). Because fewer than 6 rental units are proposed to be demolished, replacement is not required under City By-law 885-2007, yet is still encouraged as a condition of demolition approval. A Section 111 permit will be required pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units. The applicant has not yet provided staff with a tenant relocation and assistance plan or any other measures to mitigate the impacts of the proposed rental housing demolition.

**Zoning**

The site is currently zoned RM6 (Multiple-Family Dwellings Sixth Density) by former City of North York By-law 7625. The RM6 Zone permits a range of residential uses including apartment buildings, single and semi-detached dwellings, and a range of non-residential uses including hospitals and religious institutions.

The property is also zoned RA (f30.0; a1375; d1.5) by City-wide Zoning By-law 569-2013. The RA (Residential Apartments) zone permits residential apartment buildings and a range of non-residential uses including parks, police stations and fire halls.
In 2014, City Council approved the introduction of a new Residential Apartment Commercial (RAC) zone in the City-wide Zoning By-law 569-2013, which permits small-scale commercial and community uses including cafes, learning centres and doctor's offices, on selected apartment building sites. The zone requires the apartment site to have at least 100 units in order to accommodate these uses and each shop is limited in size. This site was not included within the list of applicable apartment sites.

**Site Plan Control**

The proposal is subject to Site Plan Control. A site plan application has not yet been filed.

**Reasons for the Application**

A Zoning By-law Amendment application is required as the applicant is requesting to amend the provisions of the Zoning By-laws to permit the proposed commercial/retail uses that are not permitted in the current zoning applying to the subject lands. Other appropriate standards would be established through a site specific exception. In addition, a rental housing permit is required to demolish the existing rental units.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Draft Zoning By-law Amendment
- Rental Housing Demolition and Conversion application
- Rental Housing Demolition and Conversion Screening Form
- Parking Study
- Planning Context and Justification Report
- Toronto Green Standards Checklist
- Survey Architectural Plans.

The application was deemed complete on November 10, 2016.

**Issues to be Resolved**

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed land uses within the context of the building and the neighbourhood;
- Explore affordable rental housing protection opportunities through the Rental Housing Demolition and Conversion application;
- Traffic impacts, location and availability of parking;
- Review of the TGS Checklist for compliance with the Tier 1 performance measures;
- Assessment of the loading, refuse and recycling operations of the proposed retail development;
- Appropriateness of the orientation of retail uses at the rear of the building;
- Noise, odour and other possible impacts of proposed commercial uses within the building;
- Nature of proposed uses to ensure compatibility with existing residential uses;
- A completed Housing Issues Report providing:
  - Confirmation of existing rental units and rents; and
  - Planning rationale for how the proposal meets the intent of the Official Plan including the housing policies; and
  - Satisfactory tenant relocation and assistance plan, and tenant communication plan.

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

**CONTACT**
Kathryn Moore, Planner
Tel. No. 416-395-7176
Fax No. 416-395-7155
E-mail: kathryn.moore@toronto.ca

**SIGNATURE**

Joe Nanos, Director
Community Planning, North York District

**ATTACHMENTS**
Attachment 1: Site Plan
Attachment 2: Front Elevations
Attachment 3: Rear Elevations
Attachment 4: North (side) Elevation
Attachment 5: Zoning By-law 7625
Attachment 6: Zoning By-law 569-2013
Attachment 7: Official Plan
Attachment 8: Application Data Sheet
Front Elevation

24 Forest Manor Road

Applicant's Submitted Drawing

Not to Scale
12/05/2016

File # 16 225452 NNY 33 OZ
Attachment 3: Rear Elevations

Rear Elevation
Applicant's Submitted Drawing

24 Forest Manor Road

Not to Scale
12/05/2016

File # 16 225452 NNY 33 OZ
Attachment 8: Application Data Sheet

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<td>MACROPLAN LTD.</td>
<td>Agent:</td>
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<td></td>
<td>5145 Steeles Avenue W,</td>
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<tr>
<td></td>
<td>Suite 805</td>
<td>Owner:</td>
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PLANNING CONTROLS

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PROJECT INFORMATION

| Site Area (sq. m):        | 8102.09 |
| Depth (m):                | 76      |
| Total Ground Floor Area (sq. m): | 1243.51 |
| Total Residential GFA (sq. m): | 12053.01 |
| Total Non-Residential GFA (sq. m): | 382.09 |
| Total GFA (sq. m):        | 12435.1 |
| Lot Coverage Ratio (%):   | 15.3    |
| Floor Space Index:        | 1.54    |

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Contact: 

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Kathryn Moore, Planner</th>
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<tbody>
<tr>
<td>Telephone:</td>
<td>416-395-7176 or <a href="mailto:kmoore4@toronto.ca">kmoore4@toronto.ca</a></td>
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