



REPORT FOR ACTION

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 - Notice of Pending Report

Date: June 14, 2018
To: Etobicoke York Community Council
From: Director, Community Planning, Etobicoke York District
Ward: 13 – Parkdale High Park

Planning Application Number: 16 271597 STE 13 OZ and 16 271601 WET 13 RH

SUMMARY

This application proposes 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 units 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 and 1,217 bicycle parking spaces are 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 Amendment application.

The owner appealed the Official Plan Zoning By-law Amendment application to the Ontario Municipal Board (now the Local Planning Appeal Tribunal (LPAT)) citing City Council's failure to make a decision within the prescribed time frames set out in the

Planning Act. A Prehearing Conference was held January 31, 2018 and a second Prehearing Conference has been scheduled for August 14, 2018.

Staff will be submitting a Request for Direction Report to the supplementary agenda for Etobicoke York Community Council for consideration at its meeting of July 4, 2018.

CONTACT

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SIGNATURE

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