

3000 Dufferin Street – Zoning Amendment & Subdivision Applications – Request for Directions Report

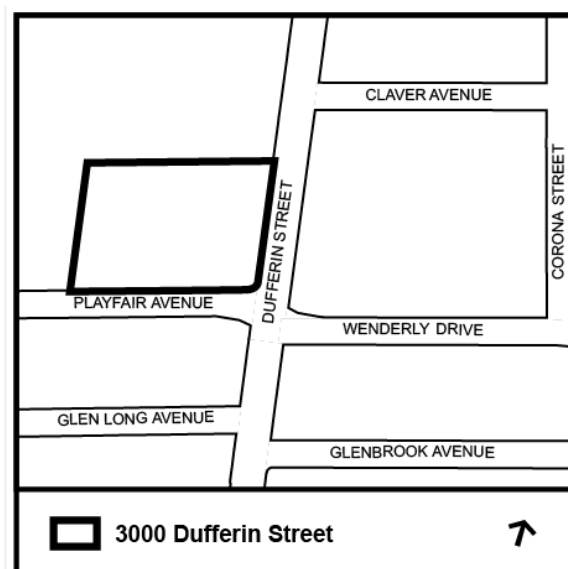
Date:	February 13, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

SUMMARY

The applicant has appealed their applications for a Zoning By-law Amendment and Draft Plan of Subdivision to the Ontario Municipal Board due to Council's failure to make a decision within the prescribed time period under the *Planning Act*. The purpose of this report is to seek Council's direction for staff representation at the Ontario Municipal Board (OMB) hearing. The report seeks Council direction to oppose the proposal in its current form. A hearing date has not yet been scheduled.

The application proposes to establish a Plan of Subdivision for a 1.61 hectare site and, to amend the former City of North York Zoning By-law 7625 and City-wide Zoning By-law 569-2013 to permit the development of the lands at 3000 Dufferin Street for part of a proposed future 18.5 metre wide public street running north from Playfair Avenue, a 16-storey mixed-use residential building with 239 dwelling units, 50.7 metres in height (excluding mechanical penthouse) and fronting onto Dufferin Street, a 23-storey residential building with 265 dwelling units, 71.5 metres in height (excluding mechanical penthouse) at the north-west corner of the site fronting onto the future public road, and 7, 3-storey townhouses, 9.6 metres in height fronting on Playfair Avenue. The existing 18-storey residential rental building with 287 units would remain.

The proposed total gross floor area would be



59,290.4 square metres (includes existing gross floor area of 21,670 square metres), and a total density of 3.67 times the area of the lot. There would be a total of 511 new residential units. A total of 613 vehicle parking spaces are proposed on three levels below grade in a common garage of which, 14 would be surface spaces.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and other staff as appropriate, and external consultants, as necessary, to attend the OMB hearing to oppose the Zoning By-law Amendment and Plan of Subdivision applications in their current form for the property at 3000 Dufferin Street.
2. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant to address the issues outlined in this report and to report back to City Council on the outcome of discussions, if necessary.
3. City Council require the owner of the lands at 3000 Dufferin Street, to satisfy the parkland dedication requirement through an on-site dedication. The park is to be a minimum of 1,974 square metres with frontage on Playfair Avenue and the future public right-of-way and to be in a configuration satisfactory to the General Manager, Parks, Forestry and Recreation.
4. Should the Ontario Municipal Board approve the application, City Council direct the City Solicitor to advise the Board that the Zoning By-laws should not be approved without the provisions of such services, facilities or matters pursuant to Section 37 of the *Planning Act*, as may be considered appropriate by the Chief Planner in consultation with the applicant and the Ward Councillor.
5. Should the Ontario Municipal Board approve the applications, City Council authorize the City Solicitor to request that the Ontario Municipal Board withhold it's Order approving the applications until such time as:
 - a. The Board has been advised by the City Solicitor that the proposed Zoning By-law Amendments are in a form satisfactory to the City;
 - b. A Section 37 Agreement has been executed to the satisfaction of the City Solicitor; and
 - c. A list of draft plan of subdivision conditions have been prepared in a form satisfactory to the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Preliminary Staff Report which was considered by North York Community Council on November 14, 2017 and on January 16, 2018, was deferred by Community Council to be considered with this report at the February 21, 2018 North York Community Council meeting. In addition, a Supplementary Staff Report was considered by North York Community Council on January 16, 2018 advising Community Council that the landowner has filed an appeal of the Zoning By-law Application to the Ontario Municipal Board and a Request for Directions Staff Report will be submitted to the February 21, 2018 North York Community Council meeting. The Preliminary Report is on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY27.8>

The Supplementary Report is on the City's website at:

<https://www.toronto.ca/legdocs/mmis/2018/ny/bgrd/backgroundfile-110081.pdf>

On November 16, 2017, the landowner filed an appeal on the Zoning By-law Amendment application to the Ontario Municipal Board citing City Council's failure to make a decision within the prescribed time frame set out in the *Planning Act*.

On January 16, 2018, the landowner filed an appeal of the Draft Plan of Subdivision application to the Ontario Municipal Board citing City Council's failure to make a decision within the prescribed time frame set out in the *Planning Act*.

A hearing date has not yet been scheduled for the Zoning By-law Amendment and the Draft Plan of Subdivision appeals.

At the July 12, 13, 14 and 15, 2016 City Council meeting, a motion was adopted to direct City Planning and the Toronto Transit Commission to report in the first quarter of 2017 on an overview of projected population growth, development activity and resulting impacts on transit capacity in the Dufferin Street Corridor and possible transit improvements along Dufferin Street from Wilson Station to Exhibition Loop to better connect with the Toronto York Spadina Subway Extension and the Eglinton Crosstown line and other initiatives aimed at increasing transit capacity.

ISSUE BACKGROUND

Proposal

The applicant is proposing to develop the north-east corner of the site with a 16-storey (50.7 metre high, excluding mechanical penthouse), mixed-use residential building fronting onto Dufferin Street with 239 dwelling units with 611.8 square metres of commercial uses at-grade, a 23-storey residential building (71.5 metres high, excluding mechanical penthouse) at the north-west corner of the site, fronting on a proposed future public street right-of-way, with 265 dwelling units and, a block of 7, 3-storey townhouses with 2 dwellings fronting onto Playfair Avenue and 5 units fronting onto a proposed future 18.5 metre wide public street right-of-way (12.5 metres on the subject lands), running north from Playfair Avenue. The existing 287 unit, 18-storey residential rental building would remain.

The development would total 59,290.4 square metres of gross floor area and result in a density of 3.67 times the area of the lot. Three levels of a common underground parking garage to serve all buildings are proposed with a total of 613 spaces, of which 14 surface spaces would be at the rear of the site. A total of 537 bicycle parking spaces (includes 20 existing spaces) are proposed to be provided of which, 460 long-term and 51 short-term spaces would serve Buildings A-C, 20 long-term spaces would serve Building D, and 1 long-term and 5 short-term retail spaces would serve Building A. A total of 267 spaces would be located at ground level and 270 spaces would be at the P1 level. (See Attachment 1: Site Plan)

Building A (16-storeys) would front on Dufferin Street towards the north end of the site with a 5 metre setback from Dufferin Street, a 9-storey base building streetwall and a 3 metre stepback to a 7-storey tower element on top. At-grade would be a residential pedestrian entrance towards the north end of the building and retail entrances on the ground floor. A two way, 6 metre wide vehicular driveway access from Dufferin Street would be located along the north-east end of the site providing for access into an internalized combined Type G/B loading area and the common three level underground parking garage. This driveway would also provide access to a central vehicular court with a double sided visitor and car share parking area (14 spaces), and an external Type G loading area. In addition, the driveway would provide access further west to Building B. Building B is proposed to include a 6 and 9-storey base building with a 14-storey tower element on top. At-grade, the driveway access would continue to the internalized Type G loading area and to the north-west corner of the site to connect to the proposed 18.5 metre (12.5 metres on the subject lands), future public street right-of-way. The residential entrance for Building B is proposed at the west side of the building, and at the south end, a 6 metre wide driveway is proposed to provide access to the three level underground parking garage. On the south-west corner of the site is proposed Building C where 5, 3-storey townhouses would have building frontages along the future public street right-of-way and 2 townhouses would have frontages on Playfair Avenue.

Site Statistics

	Building A 16-storeys	Building B 23-storeys	Building C Townhouses	Building D 18-storeys (existing)	Total
Site Area (m²)					16,137.3
Density					3.67
Lot Coverage (%)					27
Height (m) + mechanical penthouse	50.7 + 7	71.5 + 7	9.6	51.85 (ex. mech.)	
Residential GFA (m²) Commercial GFA (m²)	17,376.8 611.8	18,137.6	1,494.2	21,670	59,290.4
Ground floor height (m)	5	5	3.2	-----	
Setbacks					
North	3**	2.5**	4.6**	50.2**	
South	32	71.8	3	31.6	
East	5*	95.6*	110*	25.5*	
West	85*	5*	3.4*	26.9*	
*setback to future right-					

of-way & **setback to future driveway					
Residential Units					
Studio	1	0	0	0	1
1-bedroom	164	196	0	166	526
2-bedroom	44	49	0	121	214
3-bedroom	30	20	0	0	50
Townhouses	0	0	7	0	7
Total	239	265	7	287	798
Loading	1 Type G/B	1 Type G	None	1 Type G	
Amenity Space					
Indoor (m²) – ground	50.2 + 102.9	248.7			401.8
2nd level	136.6				136.6
10th level	194	283.9			477.9
Total	483.7	532.6			1016.3
Outdoor (m²) - at-grade		320			320
10th level	565.8	211.8			777.6
Total	565.8	531.8			1097.6
Vehicular Parking					
Resident					510
Shared Visitor/Retail					95
Car Share*					8*
Total (All Bldgs)					613
*8 spaces qualifies as 24					
Bicycle Parking					
Long Term/ resident					460
Short Term/ resident					51
Long Term/retail					1
Short Term/retail					5
Existing spaces					20
Total (All Bldgs)					537

A total 483.7 square metres of indoor residential amenity space is proposed for Building A with; 50.2 + 102.9 square metres on the ground level, 136.6 square metres on the 2nd level, and 194 square metres on the 10th level. A total of 565.8 square metres of outdoor amenity space is proposed on the 10th level contiguous to the indoor space.

A total of 532.6 square metres of indoor amenity space is proposed for Building B with; 248.7 square metres on the ground level, and 283.9 square metres on the 10th level. A total of 531.8 square metres of outdoor amenity space is proposed with; 320 square metres on the ground level between Buildings B and D and 211.8 square metres on the 10th level contiguous with the indoor space.

The programming of the five new indoor amenity and three new outdoor amenity spaces has not been stipulated in the application.

This portion of Dufferin Street is identified in the Official Plan's 'Right-of-Way Widths Associated with Existing Major Streets' Map 3 with a planned 27 metre right-of-way. As a

result, a 0.40 metre right-of-way widening along Dufferin Avenue is proposed along the frontage of the property.

A total of 380 square metres of green roof is proposed on Building B and 510 square metres for Building A for a total of 890 square metres. The development is proposed in two phases with the construction of Building A (16-storeys) in Phase 1 and construction of Buildings B (23-storeys) and C (townhouses) in Phase 2. Site and proposal statistics are found in Attachment 8: Application Data Sheet and above, and the Site Plan and Elevations in Attachments 1 to 2(a-e).

Site and Surrounding Area

The subject lands are located at the northwest corner of Dufferin Street and Playfair Avenue. The site is occupied by an 18-storey residential rental apartment building with driveway access off of Dufferin Street to a surface parking lot at the rear of the site and two levels of underground vehicular parking. Also existing is an external loading and servicing area at the rear of the site and a tennis court at the northwest corner of the site. The property has large landscaped grounds surrounding the building with a number of trees and shrub planting and pedestrian pathways connecting to building entrances on the north, south and east sides of the building. The total site area is 16,137.3 square metres and is generally rectangular in configuration. The subject lands have a frontage on Dufferin Street of approximately 103 metres and 152 metres along Playfair Avenue. The subject lands are generally flat with a slight slope from north to south along the Dufferin Street frontage.

Adjacent to the subject site are applications on behalf of Villa Charities Inc., for the following properties at 901 Lawrence Avenue West, 3050 and 3010 Dufferin Street, and 40 Playfair Avenue (File Nos.: 17 102913 NNY 15 OZ, 17 102917 NNY 15 SB, 16 245637 NNY 15 SA and 16 245643 NNY 15 SA) for a Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control, to permit the replacement of the Columbus Centre and Dante Alighieri Secondary School, with a single joint-use 4-storey building and a part of a new public street from Lawrence Avenue West to serve the proposed building and to provide access for the development site for the joint-use building. The landowner has appealed the applications to the Ontario Municipal Board.

Surrounding the property are:

North: a 10-storey seniors residence (Casa del Zotto), 2-storey commercial building (Pauline Books & Media), a 14-storey seniors residence (Caboto Terrace), and St. Charles Borromeo Church at the south-west corner of Dufferin Street and Lawrence Avenue West.

South: Playfair Avenue and beyond are 2-storey commercial buildings surrounded by a surface parking lot at the south-west corner of Dufferin Street and Playfair Avenue, adjacent and to the south is the Bernardo Funeral Home Limited surface parking lot extending to the corner of Dufferin Street and Glen Long Avenue. On Playfair Avenue to the south-west on the south side are a series of single-detached dwellings.

West: the 6-storey (Villa Colombo/Sala Caboto) assisted care facility and banquet facility, Dante Alighieri Academy Secondary School, a large surface parking lot associated with the Regina Mundi Catholic School and a series of single-detached dwellings.

East: Dufferin Street and beyond are San Lorenzo Church and a surface parking lot, Fieldstone private school, and a 1-storey building with commercial uses and a surface parking lot at Dufferin Street and Claver Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

The proposed development applications are not consistent with the Provincial Policy Statement (2014) and are not in conformity and conflict with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

The subject site is located on an *Avenue* (Attachment 7) and is designated as *Apartment Neighbourhoods* (Attachment 6) in the Official Plan.

Avenues Policies

Avenues are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, retail, and transit service for community residents. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them. Reurbanization of the *Avenues* is subject to the policies of the Official Plan, including in particular the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan states that reurbanizing the *Avenues* will be achieved through the preparation of *Avenue* Studies for strategic mixed-use segments of the corridors shown on Map 2. The City has not completed an *Avenue* Study for Dufferin Street between Lawrence Avenue West and Eglinton Avenue West.

Further, the Plan provides that development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. Section 2.2.3.3c) outlines requirements that must be satisfied in addition to all other policies of the Plan including:

- i) support and promote the use of transit;
- ii) contribute to the creation of a range of housing options in the community;
- iii) contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- iv) provide universal physical access to all publicly accessible spaces and

- buildings;
- vi) be served by adequate parks, community services, water and sewers, and transportation facilities; and
- vii) be encouraged to incorporate environmental sustainable building design and construction practices.

Apartment Neighbourhoods

The subject site is designated *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. *Apartment Neighbourhoods* are stable areas of the City and are generally not intended for significant growth. Compatible infill, however, is contemplated on underutilized sites with existing apartment buildings.

New and infill development will improve the quality of life for both new and existing residents. New and infill development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to provide a transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as neighbourhoods. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

The Official Plan's development criteria requires that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2. for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan; and
- d) maintain adequate sunlight, privacy, and areas of landscaped open space for both new and existing residents.

Healthy Neighbourhoods Policies

The Official Plan's Healthy Neighbourhoods policies recognize that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Apartment Neighbourhoods* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect *Neighbourhoods* and limit development impacts Section 2.3.1.2 provides that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods*

will be compatible with those *Neighbourhoods*. Section 2.3.1.2(a-d) contains policies for development in *Apartment Neighbourhoods* to:

- a) be compatible with those *Neighbourhood*;
- b) provide a gradual transition of scale and density through stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets.

Neighbourhoods

On the west and north side of the adjacent Villa Charities Inc. lands and on the south side of Playfair Avenue, opposite the subject site and to the southwest are lands designated *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than 4-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*. The Plan identifies these established areas as physically stable and that development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling types of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood, and prevailing patterns of rear and side yard setbacks and landscaped open space.

Official Plan Right-of-Way Policies

The Official Plan's 'Right-of-Way Widths Associated with Existing Major Streets' Map 3, a planned road width requires a 27 metre right-of-way for this section of Dufferin Street.

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. The proposal meets the Official Plan's threshold for Section 37 considerations, as it has a gross floor area in excess of 10,000 square metres. Accordingly, this development proposal would be subject to the Section 37 policies of the Official Plan should City Council approve the application.

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

http://www1.toronto.ca/staticfiles/city_of_toronto/city_planning/developing_toronto/files/pdf/chapters1_5_dec2010.pdf

OPA 320

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized

apartment sites in *Apartment Neighbourhoods* sites and to implement the City's Tower Renewal Program.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas* that are adjacent and close to *Neighbourhoods*. The new criteria address components in new development such as amenity and service areas, lighting and parking.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link:

www.toronto.ca/OPreview/neighbourhoods

Rental Housing

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 units.

Policy 3.2.1.5 states that significant new development on sites containing six or more rental units where existing rental units will be kept in the new development will secure:

- a) the existing rental housing units which have affordable rents and mid-range rents; and
- b) any needed improvements and renovations to the existing rental housing in accordance with and subject to Section 5.1.1 of this Plan, without pass-through of such costs in the rents to tenants.

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 City-Wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Mid-Rise Building Design Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. Mid-Rise Building Design Guidelines identify a list of best practices, categorizes the *Avenues* based on historic,

cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines. Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Infill Townhouse Guidelines

The City-wide Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on "protecting streetscapes and seamlessly integrating new development with existing housing patterns". The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

Townhouse and Low-rise Apartment Guidelines (2017)

A comprehensive update to the Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the Council approved 2003 Guidelines to reflect a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of Development Applications.

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Zoning

Under the former City of North York Zoning By-law 7625, the lands are zoned as Multiple-Family Dwellings Sixth Density Zone (RM6) that permits apartment buildings and townhouses.

The height maximum on the lands applies for the existing 18-storey apartment building. The maximum lot coverage is 35%.

The City of Toronto Zoning By-law 569-2013 regulates the lands as Residential Apartments (RA) that permits apartments however, not townhouses. The height maximum on the lands applies for the existing 18-storey residential apartment building. The maximum lot coverage is 35%. (See Attachments 5a-b).

Downsview Airport

The subject site is located within the southwest corner of Lawrence Avenue West and Dufferin Street that is adjacent, but outside of the southern boundary of the Downsview Airport Hazard Map Schedule "D" area. An Airport Hazard Map forms part of the former of City of North York Zoning By-law 7625 and the new City-wide Zoning By-law 569-2013. Given that the subject site is beyond the Downsview Airport boundary, it is not required to comply with the prescribed building heights in the Airport Hazard Map.

Site Plan Control

This proposed development is subject to site plan control. An application for site plan approval has not been submitted.

Reasons for Application

A Draft Plan of Subdivision application is required to facilitate the addition of a future public right-of-way on the western portion of the site commencing at Playfair Avenue in a north south orientation.

Amendments to Zoning By-law 7625 are required to permit the building heights of 16-storeys and 50.7 metres, 23-storeys and 71.5 metres, both excluding mechanical penthouses, and 3-storeys and 9.6 metres (townhouses). Amendments will also be required to establish appropriate development standards.

Amendments to Zoning By-law 569-2013 are required to permit the building heights of 16-storeys and 50.7 metres, 23-storeys and 71.5 metres, both excluding mechanical penthouses, and 3-storeys and 9.6 metres, and to permit townhouse uses. Amendments will also be required to establish appropriate development standards.

Additional areas of non-compliance with the zoning may be identified through the review of this application.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 and the Growth Plan for the Greater Golden Horseshoe (2017) are high-level and broad reaching documents. The City is a development area and infill is encouraged under these policies. The proposal promotes intensification through 23 and 16-storey tall building forms and provides for a mix of residential and retail uses adjacent to the Dufferin Street TTC bus route and a row of seven, 3-storey townhouses along Playfair Avenue and a future public street right-of-way. The existing 18-storey rental apartment building would remain.

However, the tenor of both the PPS and the Growth Plan is that planning authorities are responsible for identifying appropriate locations for growth. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area and availability of infrastructure and public service facilities that meet projected needs.

The Growth Plan (2017) 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. The Growth Plan strives, among other things, to direct growth to areas of urban intensification. It requires municipalities to set clear targets for population and employment growth. The Growth Plan also directs growth to *urban growth centres, intensification corridors, major transit station areas, brownfield sites* and *greyfields* to provide a key focus for transit and infrastructure investments to support future growth.

Within this framework, the PPS and the Growth Plan recognize that the Official Plan is the most important vehicle for implementing PPS requirements and that comprehensive, integrated and long term planning is best achieved through municipal official plans. Although intensification on the Dufferin Street bus transit corridor is encouraged, the proposal in its current form does not comply with Official Plan policies related to matters such as: built form, transition, scale, compatibility and neighbourhood fit. The scale of development is not appropriate at this location considering the area context and the *Apartment Neighbourhoods* designation, and does not achieve an appropriate transition of built form to adjacent *Apartment Neighbourhoods* and to the *Neighbourhoods* areas beyond.

The City's Official Plan meets the requirements of the PPS and the Growth Plan however the proposal does not conform to the policies of the Official Plan as discussed below. Therefore, the proposal is not consistent with the PPS and does not conform with the Growth Plan.

Land Use

The site is designated *Apartment Neighbourhoods* on Map 17 in the City's Official Plan. *Apartment Neighbourhoods* are considered to be stable areas of the City where significant growth is generally not anticipated and that permits a range of uses such as apartment buildings, parks, local institutions, and small scale retail service uses. The site is also adjacent to *Neighbourhoods* designated lands to the north-west which are physically stable areas made up of residential uses in lower scale buildings that are no higher than four storeys. Also, the site is

located on an *Avenue* where reurbanization is anticipated and encouraged. However, on the *Avenues*, there is no one size fits all approach to reurbanizing them.

In addition, OPA 320 provides direction on the emerging policies with respect to infill development within *Apartment Neighbourhoods*. Policy 4.2.5 directs that on larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development that meets the objectives of the Official Plan.

The application proposes multiple new buildings on the site including a 16-storey mixed use building with commercial uses at-grade along Dufferin Street, a 23-storey residential building, a 7 unit, 3-storey townhouse block, as well as a future public street right-of-way and internal vehicular circulation and open space network. The existing 18-storey apartment building would remain. The Official Plan speaks to the importance of the appropriate scale and massing in the *Apartment Neighbourhoods* (Policy 4.2.1.2a) by locating and massing new buildings to provide a transition between areas of different development intensity and scale to be achieved through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*. The proposed land uses are appropriate but not at the scale proposed.

Building Location and Site Organization

Given the large site area, a comprehensive approach in the form of a Master Plan to review the overall site and abutting properties located on the south-west quadrant of Lawrence Avenue West and Dufferin Street, which are designated *Mixed Use Areas* and *Apartment Neighbourhoods*, is required from the applicant to establish the appropriate building typologies and placement, overall road network, and park location. Official Plan Policy 4.2.2 states that new development in *Apartment Neighbourhoods* contributes to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, 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; and
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Consideration should be given to the relationship of the proposed buildings within the site, including the existing 18-storey residential building, and to existing buildings on adjacent

properties especially in *Neighbourhoods* and to the surrounding street and open space network. The proposed north-south public street right-of-way is needed to connect to the Villa Charities lands and align with their proposed right-of-way extending to Lawrence Avenue West. In addition, the inclusion of a park and open space areas, and vehicular and pedestrian circulation networks is required. Staff have previously requested that the applicant provide a Block Master Plan to properly analyze the various uses on the block to ensure the appropriate establishment and compatibility of all of the aforementioned uses.

Streets & Circulation

In support of these buildings, proposed on the west side of the site would be a new 18.5 metre wide public street right-of-way intersecting with Playfair Avenue and oriented in a north-south direction to connect to a future public street right-of-way extension through the Villa Charities lands to Lawrence Avenue West to establish a finer grain street network at the south-west quadrant of the intersection of Dufferin Street and Lawrence Avenue West. An interim driveway is proposed with 12.5 metres in width; 4.7 metres would be the east boulevard, 7.2 metres would be pavement, and 0.6 metre would be a portion of the west boulevard on the subject site. The proposal also anticipates that an additional 6 metres would be provided in the future by the adjacent landowner to extend the west boulevard to an overall 18.5 metre wide dedicated public right-of-way. However, Transportation Services staff require a 14.5 metre wide interim public road with the following dimensions; 4 metres for the east boulevard, 8.5 metres pavement width, and 2 metres for the west boulevard. Staff also would require in the future an additional 4 metres from the adjacent landowner to increase the west boulevard to a total overall 18.5 metres width. At the north end of the site a 6 metre wide, 2 way vehicular driveway running in an east-west direction is proposed between Dufferin Street and the future public street right-of-way. This driveway proposes to connect a central north-south vehicular turnaround route with 14 surface parking spaces adjacent, and it would serve the back-of-house uses for Buildings A, B and D.

The Dufferin Street proposed public boulevard would be approximately 6 metres wide, which would include a required 0.4 metre land conveyance along the property's frontage. The proposed building would be setback 5 metres to yield a total 11 metre setback distance from the curb to the front face of the building, allowing for a comfortable pedestrian condition. Along this frontage, are proposed one residential entrance at the north end and three retail entrances south thereby providing an appropriate relationship to the street.

Playfair Avenue has a right-of-way of 20 metres. The Playfair Avenue proposed public boulevard would be 6 metres wide taken from the curb to property line. The existing building is setback 31.6 metres for a total of 37.6 metres in distance from the curb to the building face. Refer to 'Streetscape' section below for further details.

A pedestrian circulation network is proposed throughout the site connecting the buildings at numerous entrance points within the site to open spaces, a surface parking lot and the street network. In addition, consideration should be given to the loading and servicing back-of-house uses as related to the appropriate site circulation network. See further discussion under the 'Loading, Servicing' section below.

Parks & Open Spaces

No parkland is proposed which is not acceptable for a large residential redevelopment site. The Official Plan's Section 3.2.3.1 speak to Toronto's system of parks and open spaces that will continue to be a necessary element of city-building as the City grows and changes. Maintaining, enhancing and expanding the system requires the following actions:

- a) adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks;
- b) designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and to enhance the experience of "place", providing experiential and educational opportunities to interact with the natural world; and
- c) protecting access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages.

An on-site parkland dedication would be required at a minimum of 1,974 square metres with frontage on Playfair Avenue and also preferably on the new north-south street. An open space network is proposed through a series of landscaped spaces interspersed throughout the site using both soft and hardscape treatments providing amenity, passive recreation and a dog 'park' area for residents and visitors. At the north property line is a proposed landscaped buffer area ranging from 0.9 to 2 metres in width extending between Dufferin Street to the future public right-of-way. The width of this buffer area is insufficient.

Built Form, Height and Density

Height, Transition in Height & Scale

The policies of the Official Plan for *Apartment Neighbourhoods* states that they are stable areas of the City and are generally not intended for significant growth. Compatible infill is contemplated on sites with existing apartment buildings on underutilized sites. It further states that in established *Apartment Neighbourhoods*, improving amenities, and accommodating sensitive infill, where it can improve the quality of life are key considerations. In order to achieve this, the use of angular planes, stepbacks and setbacks in building design are encouraged.

As described above, this proposal includes several buildings located within a single large 1.6 hectare site. A 16-storey (Building A) mixed use building with a height of 50.7 metres (plus 7 metres for mechanical penthouse), with a 9-storey base element is proposed on a part of the site located on an *Avenue* along the Dufferin Street frontage. A mid-rise built form would be considered appropriate on this portion of the site.

The Mid-Rise Building Performance Standards give guidance in regard to building height, massing and transition to achieve Official Plan Built Form Policies. New development along *Avenues*, are generally envisioned to be mid-rise where the building is no taller than the width of the right-of-way as recommended in the Mid-Rise Performance Standards. The ability to realize the maximum height is tempered by angular planes applied to the front and the rear of the site.

In addition, the Mid-Rise Building Performance Standards state that if a building lot depth is greater than 41 metres and with a right-of way width of 27 metres, it is considered to be a deep

lot and a front angular plane is required. The subject site has a lot depth of approximately 152 metres and therefore, is a deep lot. The appropriate application of a 45 degree angular plane (21.6 metres up from the property line) is based on the Dufferin Street planned right-of-way of 27 metres. The Mid-Rise Building Performance Standards speak to the maximum height for midrise buildings proposed along *Avenues*. The height of the buildings on *Avenues* should be no taller than the street right-of-way to achieve a moderately scaled building that ensures a comfortable and sunlit pedestrian main street.

The planned right-of-way results in a maximum mid-rise building height on site of 27 metres or approximately 8-storeys. The current proposal for a 16-storey (Building A) mixed use building has a height of 50.7 metres (ex. mech.) with a 9-storey (29.7 metre) base building. The applicant did not consider or apply the angular plane to the proposal and has not demonstrated that the proposal achieves the front angular plane for Building A. Revisions to the building typology and building height are required to adhere to a maximum 27 metre height limit in keeping with a mid-rise building typology appropriate to this location.

Tall Building Guidelines

The Official Plan's Tall Building Section 3.1.3 states that tall buildings exist in many parts of the City, in the *Downtown*, in the *Centres*, along parts of the waterfront, at some subway stops and in clusters around the City. It further states that tall buildings are desirable in the right places but they don't belong everywhere. When poorly located and designed, tall buildings can physically and visually overwhelm adjacent streets, parks and neighbourhoods. They can block sunlight, views of the sky and create uncomfortable wind conditions in adjacent streets, parks and open space and create traffic congestion.

The City-wide Tall Building Design Guidelines provide performance standards to ensure that tall buildings fit within their context and minimize their local impacts. The Guidelines illustrate how the public realm and built form policy objectives of the Official Plan can be achieved within a tall building development and within the area surrounding a tall building site.

A 23-storey (Building B) residential building is proposed with a height of 71.5 metres (plus 7 metres mechanical penthouse) and with a 6 and 9-storey base building at the northwest corner of the site. A Master Plan is required for the south-west quadrant of the intersection to determine the appropriate building typologies for this area, particularly on internal new public roads.

According to the City's Tall Building Design Guidelines Performance Standard 1.4 Sunlight and Sky View addresses the need for locating tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space shadow sensitive areas. The proposed tall building creates new shadow impacts onto the adjacent *Neighbourhoods* properties to the west and north during the March 21st and September 21st equinoxes from 9:18 a.m. to 12:18 p.m. The proposal should be revised to eliminate negative shadow impacts onto adjacent *Neighbourhoods*. Refer to 'Sun, Shadow' section below.

The Guidelines Performance Standard 2.1 Building Placement speaks to the importance of locating the base of tall buildings to frame the edges of streets, parks, and open spaces, to fit harmoniously with the existing context, and to provide opportunities for high quality landscaped

open space on-site. The proposal is for the 23-storey building facing onto the future public street right-of-way, with servicing and loading uses to the north and an underground ramp and driveway on the south side. The proposal should be revised to reorganize the overall site layout to ensure that the building is surrounded with a park and/or open spaces to enhance the desirability of the site.

The Guidelines Performance Standard 3.1.1 Base Building Scale and Height stipulates the need for the base building to fit harmoniously within the existing context. Given that there is an absence of a consistent streetwall height context, the provision of a minimum base building height is required to be between 10.5 metres and up to 80% (14.8 metres) of the adjacent future street right-of-way width (18.5 metres). The proposed base building height that would face the future public street right-of-way would be 20.45 metres in height which is out of proportion with the proposed public right-of-way. The building base should be reduced to provide an appropriate streetwall condition.

Staff do not support the proposed tall building on the proposed interim road width of 12.5 metres given the absence of a comprehensive Master Plan. Should a tall building be acceptable, the building placement, scale, height, and massing need to be revised to fit harmoniously within the existing context and to eliminate negative shadow impacts on the lower scale *Neighbourhoods* to the west and north of the subject site.

Massing

The proposal is for 16 and 23-storey tall buildings, located at the north-west and north-east corners of the site. The tower floorplates proposed for both Buildings A and B are 750 square metres in size. The Tall Building Design Guidelines require a tower floor plate size of 750 square metres or less per typical floor, including all built area within the building, but excluding balconies. The slender towers are encouraged to create smaller, faster moving shadows, improve access to sky view, permit better views and contribute to a more attractive sky line. Although the proposed tower floorplates are within the maximum permitted size of 750 square metres, the 23-storey building creates shadow impacts onto the adjacent designated *Neighbourhoods* lands to the west and north occurring from 9:18 a.m. to 12:18 p.m. Refer to discussion in 'Sun, Shadow' below. Staff have concerns with the proposed building typologies, massing and/or location, as previously discussed.

Building Floorplate Sizes:	Bldg A Storey #	Square Metres	Bldg B Storey #	M²	Bldg C all floors	Square Metres
Base building:	1st	1572	1st	930	1st to 18th	1300
	2nd	1581	2nd to 6th	1055		
	3rd to 9th	1572	7th to 9th	960		
Tower:	10th to 16th	750	10th to 23rd	750		

With respect to the 16-storey building massing on Dufferin Street, the tall building base component is equivalent to a mid-rise building and results in a mid-rise building massing and scale. This portion of Dufferin Street has a planned right-of-way of 27 metres. At 29.7 metres in height, the 9-storey base building exceeds the maximum height for a base building for a tall

building, as well as exceeding the maximum height for a mid-rise building. The base building does not fit harmoniously within the context of the neighbouring buildings or streets. The proposed Building A needs to be revised to a mid-rise building that conforms to the Mid-rise Building Guidelines Performance Standards.

Building Setbacks

The proposed setbacks for the 16-storey (Building A) tall building are as follows; 3 metres to the future driveway on the north, 32 metres to the south, 5 metres to the widened Dufferin Street public right-of-way on the east, and 85 metres to the future north-south public street right-of-way on the west. In addition, the proposed tower setback to the existing 10-storey (Casa del Zotto, 3010 Dufferin Street) building on the adjacent north property is 12.5 metres.

The proposed setbacks for the 23-storey (Building B) tall building are as follows; 2.5 metres to the future driveway on the north, 71.8 metres to the south, 95.6 metres to the widened Dufferin Street right-of-way on the east and 5 metres to the future north-south street right-of-way on the west.

The setbacks for the existing 18-storey tall building are as follows; 50.2 metres to the future driveway to the north, 31.6 metres to the south, 25.5 metres to the widened Dufferin Street right-of-way on the east and 26.9 metres to the future north-south street right-of-way on the west.

Staff have concerns with the proposed tower setbacks to the existing building at 3010 Dufferin Street. The Tall Building Guidelines require a minimum tower separation of 25 metres.

Building Stepbacks

The proposed building stepbacks for the 16-storey (Building A) base building from the north side would be approximately 0 from the 2nd to 9th-storeys and 1.2 metres from the 10th storey to the top of the tower. On the south side the stepbacks would be 0 from the 2nd to 9th-storeys and 40 metres on the 10th-storey to the top of the tower. On the west side the stepbacks would be 0 from the 2nd to 9th-storeys and 7.3 metres from the 10th storey to the top of the tower. On the east side the stepbacks would be 0 from the 2nd to 9th-storeys and 3 metres from the 10th storey to the top of the tower. The appropriate building stepbacks are to be determined through the review of a proposed mid-rise scaled building and with its existing and planned context.

The proposed building stepbacks for the 23-storey (Building B) base building from the north side would be approximately 0 from the 3rd to 9th-storeys and 1.8 metre from the 10th-storey to the top of the tower. On the south side the stepback would be 0 from the 2nd to 9th-storeys and 8 metres from the 10th-storey to the top of the tower. On the west side the stepbacks would be 0 from the 2nd to 6th-storeys and 2 metres from the 7th-storey to the top of the tower. On the east side the stepback would be 0 from the 2nd to 9th-storeys and 1.8 metres from the 10th-storey to the top of the tower. The appropriate building stepbacks to be determined through the review of a proposed mid-rise scaled building and with its existing and planned context.

Townhouses

Building C is proposed on the southwest corner of the site where 5, 3-storey townhouses would face the existing 6-storey (Villa Colombo/Sala Caboto) assisted care facility and banquet facility

across the proposed future public north-south street right-of-way and 2 townhouses would have frontage along Playfair Avenue.

Within the vicinity of the townhouse block on the site would be a total of 18 trees to be planted in landscape open space areas in the front, side and rear yards with walkways surrounding. Also, a private rear yard patio amenity area is proposed for each townhouse.

Setbacks proposed are approximately; 16.8 metres to the future driveway on the north, 3 metres to the south, 110 metres to the widened Dufferin Street right-of-way on the east and 3.4 metres to the north-south street right-of-way on the west. The applicant proposes an approximate building depth of 11.3 metres, height of 9.6 metres and a width of 5.7 metres for each townhouse unit. Staff have concerns with the proposed south building setbacks for the townhouse block however, staff anticipate that the setbacks will change given that the required on-site parkland dedication is not included in the proposal which would alter the site layout and organization significantly.

The building separation distances from the proposed townhouses are approximately 24 metres to the proposed 23-storey building to the north and 9.9 metres to the existing 18-storey apartment building to the east. Staff have concerns with the proposed separation distances.

In addition, Urban Forestry staff has concerns with the proposed removal of 8 existing healthy trees in order to facilitate the townhouses. Refer to below 'Tree Preservation' discussion. As such, a comprehensive site planning approach is required to resolve the significant site organization issues prior to staff's determination of the appropriateness of the location and configuration of proposed townhouses.

Density

The proposed development site is located at the southern portion of the south-west corner at Lawrence Avenue West and Dufferin Street. The net site area (less future public street right-of-way) is 14,754.4 square metres with a density of 4.02 times the area of the lot. The site is outside of the Dufferin Street Secondary Plan area and within the Dufferin Street Avenue which has not been studied by City staff.

With respect to development in the immediate context, a rezoning application has been submitted for the property at 3019 Dufferin Street for an 8-storey mid-rise mixed use building with commercial uses at-grade. The proposal is located opposite of the subject site and would be contextually relevant given its close proximity and location also in the Dufferin Street Avenue. The site is also 7,843.2 square metres with a proposed density of 3.88 times the area of the lot. This site is also outside of the Dufferin Street Secondary Plan area. Staff have massing issues with this application. The landowner has filed an appeal of the application to the Ontario Municipal Board. A hearing date has not yet been scheduled. (File No.: 16 268010 NNY 15 OZ).

At 901 Lawrence Avenue West, 3050 & 3010 Dufferin Street and 40 Playfair Avenue (Villa Charities Inc. lands) there are currently four applications. The zoning by-law amendment application proposes to rezone the properties to permit the replacement of both the Columbus Centre and Dante Alighieri Secondary School with a single joint-use 4-storey building and a

proposed new public road. A related draft plan of subdivision application proposes a new north-south public road from Lawrence Avenue West to serve the proposed building and provide access for the joint-use building. In addition, two site plan applications relating to the Villa Charities Inc. site were submitted for a new joint-use building to accommodate both a community centre and a public secondary school (Toronto District Catholic School Board), to be located in the north-west corner of the Villa Charity Inc. campus. The second application relates to a reconfiguration of the existing internal driveways, parking areas and pedestrian routes on the Villa Charities Inc. campus. The joint-use site is 1.402 hectares with a proposed density of 1.84 times the area of the lot. (File Nos.: 17 102913 NNY 15 OZ, 17 102917 NNY 15 SB, 16 245637 NNY 15 SA and 16 245643 NNY 15 SA). The zoning by-law amendment and draft plan of subdivision applications have been appealed to the Ontario Municipal board. A hearing date has not yet been scheduled.

At 770 Lawrence Avenue West and 3081 to 3101 Dufferin Street is the recently constructed 'Treviso' development with 15, 25 and 29-storey mixed-use buildings with a net (less the park and public right-of-way) site area of 23,656 square metres and a density of 5.1 times the area of the lot. This development is located on one of the four corners at an intersection of the Dufferin Street and Lawrence Avenue West, and the property is designated for towers in the Dufferin Street Secondary Plan. The site is also within the Lawrence Allen Secondary Plan area. (File No.: 12 140740 NNY 15 OZ)

The existing building context on the south-west corner of Dufferin Street and Playfair Avenue is low-scale with 2-storey commercial buildings and an adjacent surface parking lot extending to Glen Long Avenue. West of Dufferin Street on the south side of Playfair Avenue are 1 and 2-storey single-detached dwellings and on the north adjacent to the subject site is a 6-storey assisted care facility, a secondary school and 1 and 2-storey single-detached dwellings.

An Avenue Study has not been completed and the proposed density may set a precedent for properties along Dufferin Street between Lawrence Avenue West and Eglinton Avenue West. The area north of Lawrence Avenue West falls within a council approved planning framework, the Dufferin Street Secondary Plan.

Sun, Shadow

The Mid-rise Building Performance Standards speak to the importance of building envelopes for mid-rise buildings along the *Avenues* allowing for a minimum of 5 hours of sunlight on the opposite street sidewalk to create comfortable, sunlit Avenue main streets between the equinoxes from March 21st to September 21st.

Typically, mid-rise buildings on north-south streets allow sunlight on the opposite sidewalk for 5 hours from 9:18 a.m. to 2:18 p.m. The proposal illustrates no shadow impacts during this timeframe during the March 21st to September 21st equinoxes.

However, the proposed 23-storey (Building B) building creates shadow impacts during the March 21st to September 21st equinoxes onto the adjacent *Neighbourhoods* designation to the west, and north of the site on the Villa Charities property, the convent of the Good Shepherd open space, and on the adjacent Good Shepherd Court residential property, occurring from 9:18

a.m. to 10:18 a.m. From 10:18 a.m. to 12:18 p.m. the shadow impacts remain on the Villa Charities property. Changes to the building massing for the 23-storey Building B are required to eliminate shadow impacts on the *Neighbourhoods* to the west and north-west.

The proposal creates unacceptable shadow impacts onto the designated *Neighbourhoods* to the north-west and west.

Wind

A Pedestrian Level Wind Preliminary Assessment report dated July 14, 2017, by Theakston Environmental Consulting Engineers has been submitted. The consultant assessed wind conditions along the Dufferin Street and Playfair Avenue streetscapes pedestrian level, outdoor amenity areas, building entrances and surrounding area.

The consultant concludes that wind conditions on and around the subject site, once redeveloped would be comfortable and suitable for walking, standing, or better, year round and under normal wind conditions and are expected to remain suitable to the area's intended purpose most of the time. However, the consultant acknowledged the wind conditions in the gaps between the buildings at the east side residential entrance of Building A and the west side of residential entrance to Building B would benefit from mitigation in the form of landscaping, and that further study would be required to best assess the placement and scale of mitigative features.

Staff are not satisfied that the report appropriately addresses the proposed conditions on site and in the surrounding context with specificity of intended uses. Staff require that a formal wind tunnel assessment be undertaken with results identifying a fulsome seasonal assessment and the associated range of comfort conditions. Also prior to the assessment, the applicant, in consultation with staff, would need to determine the appropriate number and locations for sensors to ensure all locations both on and in the surrounding area would be evaluated.

Avenue Segment Study

As an *Avenue* Study has not been prepared by the City for this *Avenue* on Dufferin Street between Lawrence Avenue West and Eglinton Avenue West, an *Avenue* Segment Study dated July 2017 was submitted by Bousfields Incorporated.

Avenue Segment Studies are intended to examine the implications of the incremental development of the entire *Avenue* segment at a similar form, scale, and intensity of the proposed development. This examination includes considering all of the policies of the Official Plan including the policies for *Apartment Neighbourhoods*.

The Dufferin Street Secondary Plan Official Plan Amendment (OPA 294) was adopted by City Council on December 9, 2015. The south boundary for the study area terminated just south of Lawrence Avenue West and Dufferin Street. Given that the subject site is further south of the corner properties at Lawrence Avenue West and Dufferin Street, no *Avenue* study has been completed for this segment of Dufferin Street.

The *Avenue* Segment Study identified twenty-eight soft sites generally bounded by Lawrence Avenue West on both sides of Dufferin Street and continues south to the York Beltline Trail.

The lands are predominantly designated as *Mixed Use Areas* with only the subject site as *Apartment Neighbourhoods*, and a small portion of lands designated *Neighbourhoods* and *Parks*. The Study excludes the *Employment Areas* on the west side of Dufferin Street between Glencairn and Castlefield Avenues.

The Study's findings state that the planned infrastructure will be able to accommodate the level of anticipated development along the *Avenue*; adequate parkland, amenities, community facilities and social services can be provided for future residents; incremental development of the entire *Avenue* Segment will not adversely impact the adjacent residential *Neighbourhoods*; and the proposed intensification of the site through a mixed-use development is consistent with the policy direction established in the Official Plan. The Study concludes that redevelopment would generally be in the form of mixed-use buildings varying in height and built form.

Staff have concerns with the Study conclusions since it does not clearly explain the rationale for a proposed 16-storey tall building located on an *Avenues* where a mid-rise built form typology would be appropriate on the subject site. Staff recommend that the applicant revise the proposal to provide a mid-rise building typology along Dufferin Street. Staff also do not accept the conclusions of the Segment Study that the area is well served by infrastructure. Dufferin Street is a congested arterial road with only bus service in mixed traffic. There are no plans for major transit service improvements along Dufferin Street which has a planned right-of-way width of 27 metres, adjacent to the subject site. Also, the subject site is located within the second lowest quintile of current provision of parkland and is within a parkland acquisition priority area requiring an on-site parkland requirement at a minimum of 1,974 square metres. The proposal does not include any on-site parkland. Furthermore, through the Community Facilities and Services review, staff have determined that the area needs a daycare facility, improvements to local libraries and/or recreational facilities.

Draft Plan of Subdivision

An application for a Plan of Subdivision was submitted for the purpose of creating an interim driveway at 12.5 metres in width running north from Playfair Avenue of which 4.7 metres would be the east boulevard, 7.2 metres would be pavement, 0.6 metre would be a portion of the west boulevard on the subject site. The proposal also anticipates that an additional 6 metres would be provided in the future by the adjacent landowner to extend the west boulevard for an overall 18.5 metre wide public right-of-way. The intention is to connect the future 18.5 metre wide north-south street with the 18.5 metre wide north-south street on the Villa Charities property. (Refer to Attachment 4: Context Plan). However, Transportation Services staff requires a 14.5 metre wide interim public road with the following dimensions; 4 metres for the east boulevard, 8.5 metres pavement width, and 2 metres for the west boulevard. Staff also would require an additional 4 metres be conveyed from the adjacent landowner in the future to increase the west boulevard for a total 18.5 metres overall width. The Blocks that are proposed are:

- Block 1: residential block with existing 18-storey apartment building and proposed Buildings A, B and C;
- Block 2: future north-south street; and
- Block 3: 0.4 metre wide road widening on the frontage of Dufferin Street.

Several revisions are required to the Draft Plan of Subdivision. The required on-site park should be shown as a separate block. If the proposed buildings are intended to have separate ownership blocks should be created for each building. Block 2 should be shown as Street A and expanded to a right-of-way of 14.5 metres. The applicant has appealed the Plan of Subdivision application. (Refer to Attachment 3: Draft Plan of Subdivision).

Community Facilities & Services

The applicant has submitted a Community Services and Facilities (CS&F) Study, Appendix 'A' attached to the Planning & Urban Design Rationale Report dated July 2017, prepared by Bousfields Incorporated. The Study concludes that the Study Area has sufficient community services and facilities to accommodate the future residential population resulting from the proposal. The applicant is not proposing community facilities or parkland on-site.

The Study boundary is adjacent to the Lawrence-Allen Secondary Plan area but it does not reference the Lawrence-Allen Secondary Plan CS&F Strategy Report findings. However, the Study does provide some sector analysis discussion that identifies existing gaps and reconfirms the Lawrence-Allen Secondary Plan priorities for certain sectors, including the child care, library and human services sectors.

As such, staff have identified the following CS&F priorities which may be considered appropriate Section 37 community benefits in the review of the applications:

- Secure a licensed non-profit child care facility within the proposed Building A development (minimum 62 spaces with adjoining outdoor space and located on the ground floor); and/or
- Financial contributions towards capital improvements to local library and/or recreational facilities.

Traffic Impact, Access, Loading

Traffic Impact

The applicant has submitted an *Avenue* Segment Study and a Transportation Impact Study, both dated July 2017, prepared by Lea Consulting Limited. The Transportation Consultant provided a foundation for the multi-modal analysis for both the Traffic Impact Study and the *Avenue* Segment Study. However, there are discrepancies with the data and there are questions regarding the methodology of the analysis. The active transportation and transit analysis requires further justifications and it lacks solutions to address anticipated transportation constraints. Transportation Planning staff require further discussion regarding the transportation analysis for both studies. Furthermore, the cumulative transportation impact of developing the identified soft sites in this *Avenue* Segment needs to be reviewed.

In response to City Council's direction at the July 12, 13, 14 and 15, 2016 council meeting directing City Planning and the Toronto Transit Commission to report back following the review of the population growth, development activity and resulting impacts in the Dufferin Street corridor. Staff are currently undertaking this analysis and expect to report to City Council in 2018.

Access

Access to the property is proposed from a private 6 metre wide, 2-way driveway at the north end of the site that would extend from Dufferin Street west to the future north-south public street right-of-way at the north-west end of the site. The proposed driveway would provide access for the loading and servicing uses for Buildings A, B and D. The driveway also proposes access to a three level underground parking garage for all four buildings. Transportation Services staff do not support the proposed access onto Dufferin Street. With respect to the traffic flow on Dufferin Street and protecting the pedestrian realm, staff requested that the proposed access be removed and all site traffic be directed to the west driveway connections and new north-south public street. Given the signalized intersection, and projected future road capacity at the Playfair Avenue and Dufferin Street intersection, this is Transportation Services staff's preferred access configuration. Further discussions with regards to access need to be undertaken with the applicant in the context of an overall Master Plan for the south-west quadrant of the intersection.

Transportation Services staff require a 0.4 metre road widening along the Dufferin Street frontage to satisfy the Official Plan's 'Right-of-Way Widths Associated with Existing Major Streets', Map 3 planned road widths. The applicant is proposing the required road right-of-way widening.

An application for a Plan of Subdivision was submitted for the purpose of creating an interim driveway at 12.5 metres in width running north from Playfair Avenue of which 4.7 metres would be the east boulevard, 7.2 metres would be pavement, 0.6 metre would be a portion of the west boulevard on the subject site. The proposal also anticipates that an additional 6 metres would be provided in the future by the adjacent landowner to extend the west boulevard to an overall 18.5 metre wide public right-of-way. However, Transportation Services staff require 14.5 metres wide interim public road with the following dimensions; 4 metres for the east boulevard, 8.5 metres pavement width, and 2 metres for the west boulevard. Staff also would require in the future an additional 4 metres be conveyed from the adjacent landowner to increase the west boulevard for an overall total 18.5 metres width. In addition, Transportation Services staff require a transportation master plan with a fulsome understanding of the proposed interim and final future right-of-way build out and its' connection with the adjacent properties to the north. As currently proposed, staff have concerns with the interim driveway width as the site's proposed main access, and the proposed public street right-of-way. Refer to Attachment 4: Context Plan.

Vehicle Parking

The City-wide Zoning By-law 569-2013 in Policy Area 4 requires the following total of parking spaces:

Residential Dwelling Type	Number of Units/GFA	Parking Rate		# of Required Spaces	
		Min.	Max.	Min.	Max.
Studio	1 unit	0.7	1.0	1	1
1-Bedroom	526 units	0.8	1.2	420	631
2-Bedroom	214 units	0.9	1.3	192	276
3-Bedroom or more	50 units	1.1	1.6	55	80
Townhouse	7 units	1.0	1.0	7	7

Visitors (x total # of units)	798 units	0.15	-	119	-
Retail	612m ²	1.0	4.0	6	24
Sub-Total Residents				675	997
Sub-Total Visitors				119	119
Sub-Total Retail				6	24
Grand Total				800	1,140

The application proposes a total of 613 parking spaces, 518 for residents and 95 for residential visitors and 0 retail spaces. (This includes the existing Building D spaces of 186 for residents and 34 residential visitors). A total of 599 parking spaces would be on 3 levels underground and 14 spaces would be at-grade, at the north end of the site in between Buildings A and B. This includes the provision of 8 car share spaces that qualifies as 24 residential spaces. The existing site has two levels of underground parking and the proposal is for an increase to a three level underground parking garage.

Given the proposed parking space provisions, Transportation Services staff advise that the on-site parking supply does not satisfy the requirements.

Bicycle Parking

Zoning By-law 569-2013 requires a total of 805 bicycle parking spaces; 719 residential, 80 residential visitor, 1 long-term commercial, and 5 short-term commercial spaces. A total of 537 bicycle parking spaces are proposed; 460 residential, 51 residential visitor, 1 long-term commercial, 5 short-term commercial and 20 existing (Building D) residential spaces.

The following is a bicycle parking space breakdown proposed by building: Building A proposes 6 short-term commercial spaces located adjacent, and at-grade on the Dufferin Street frontage, 8 residential visitor spaces at the exterior of the north-east corner and 16 residential visitor spaces at the north central exterior of the building, at-grade. Also, 60 residential spaces would be located on the ground floor interior at the north end of the building, and 156 residential spaces on P1 level.

Building B proposes 20 residential visitor spaces on the at-grade exterior of the west side and 7 residential visitor spaces on the north of building. On the ground level interior at the north-west corner are proposed 48 residential spaces, 60 at the north end and 28 spaces at the south end, and an additional 108 residential spaces on P1 level. Staff do not support the proposal because it does not meet the minimum required number and location of bicycle parking spaces in accordance with Zoning By-law 569-2013.

Servicing

The applicant has submitted engineering reports however, Engineering and Construction Services staff have requested additional information related to a number of issues in their memo dated September 12, 2017. Some of the issues are related to:

- provision of a transportation master plan for the proposed site and adjacent Villa Charities Inc. lands to connect the proposed north-south public road on each property;
- a revised Functional Servicing report to address groundwater matters, stormwater management, and water servicing matters; and

- confirmation that a fire service connection is not required for the townhouse block.

Also, the Environmental Monitoring and Protection Unit is reviewing the Hydrogeological Investigation Report and will provide comments once the review is complete.

Phasing

A phased development is proposed with the 16-storey mixed-use building (Building A) as Phase 1 and the north-south public road, 23-storey residential building and the 7, 3-storey block of townhouses as Phase 2. Given that there is an existing 18-storey apartment building on-site with two levels of underground parking, it is unknown how the existing residents will be impacted by the future construction with the underground parking since the applicant is proposing to relocate the driveway access point on Dufferin Street, to add a second point off the new north-south public street right-of-way, and with the increase of an additional underground level. Staff request that the applicant submit a detailed phased development plan to explain how the phased development will unfold without any negative impacts to the existing tenants. Also, the applicant is proposing a 23-storey building on an interim private driveway. This is not appropriate as any building should be sited on a public street.

Streetscape

Building A is proposed to front onto Dufferin Street with an approximate 5 metre high ground floor height to accommodate retail uses, and to provide vibrancy and street animation. The public boulevard along Dufferin Street is approximately 5.2 metres wide from the curb to the existing property line, and it would increase by an additional 0.40 metres with the future public right-of-way conveyance for a total of 5.6 metres in width. An approximately a 5 metre building setback is proposed and once the road widening has been taken will result in an overall width from the curb to building face of 11 metres.

The existing bus shelter on Dufferin Street is located approximately 25 metres north of the Playfair Avenue corner and the Toronto Transit Commission (TTC) has requested to relocate the shelter to be closer to the corner at approximately 13 metres north of Playfair Avenue. Also, the TTC has requested that the bus shelter have a 16 metre platform with an overall 20 metre clearway area.

On the Dufferin Street boulevard eight trees are proposed to be planted in a total of four trenches, one garbage receptacle would be relocated adjacent to the bus shelter and an existing bench would be relocated near the bus shelter. Four existing hydro poles are proposed to be relocated.

On Playfair Avenue the public boulevard is approximately 6 metres in width. There are thirteen existing trees along the boulevard and all of those trees are proposed to be retained. The existing bench and garbage receptacle are to remain as located mid-block, adjacent the connecting private walkway to the existing 18-storey apartment building. Given the large Dufferin Street and Playfair Avenue boulevard areas, staff are not satisfied with the proposed soft and hardscaping treatments and recommend that the boulevard be revised to create an enhanced pedestrian network and experience.

On the proposed north-south public street right-of-way, the east boulevard is proposed at 4.7 metres wide and with ten trees to be planted.

Tree Preservation

The applicant has submitted a Tree Inventory and Preservation Report dated January 26, 2017 and revised on July 6, 2017 by Kuntz Forestry Consulting Incorporated. The report identifies that thirty-two privately owned trees on the subject site would be impacted by the proposed development and are proposed to be removed. Twelve of the thirty-two trees proposed to be removed are in an area outside of the proposed underground parking area however, the trees are healthy and could be maintained with the elimination or relocation of Building C. Urban Forestry staff have concerns with the removal of these trees and request that the landowner consider reconfiguring the townhouses to allow for the trees to remain in a public park. As discussed above, a comprehensive site review and organization is required to determine overall placement of the interim and future public right-of-way, the parks and open spaces and the appropriate building typologies and placement on the site.

Urban Forestry will require the replacement of privately owned trees at a replacement ratio of 3:1. Where replacement tree planting is not physically possible on site, cash-in-lieu may be provided.

The report identifies five City owned trees adjacent to the subject site that would be directly impacted by the proposed development. Staff have determined that these trees meet the criteria for removal. In addition, eight trees that are proposed to be planted along the Dufferin Street frontage are sited too close together and have insufficient soil volumes. Staff require that these trees be spaced a minimum of seven metres apart and be provided with sufficient soil volumes. Staff require a revised landscape plan be submitted.

Amenity Space

The indoor amenity space proposed in Building A would be a total of 483.7 square metres; 153.1 square metres on the ground level, 136.6 on the second level and 194 on the tenth level, and Building B would have a total of 532.6 square metres; 248.7 square metres on the ground level and 283.7 square metres on the tenth level.

The outdoor amenity space proposed in Building A would be a total of 565.8 square metres on the tenth level and Building B would have a total of 531.8 square metres; 320 square metres on the ground level and 211.8 on the tenth floor.

The total for Buildings A and B is 1016.3 square metres of indoor amenity space and 1097.6 square metres of outdoor amenity space. The Zoning By-law requires a minimum of 2 square metres per dwelling unit for indoor and outdoor amenity space for a total of 1108 square metres. The proposal does not achieve the minimum for both indoor and outdoor amenity space.

The existing amenity area associated with Building C is an underground swimming pool, saunas and gym space that are proposed to remain however, the size of the indoor amenity area in square metres is unclear and must be clarified by the applicant. The existing tennis courts at the north-west corner of the site are proposed to be removed, with no new outdoor amenity area

proposed as an alternative for existing residents. Staff require that two square metres of indoor and outdoor amenity space be provided for all dwelling units on site.

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.

The application proposes a 16-storey mixed-use building with 239 residential units and retail at-grade, a 23-storey apartment building with 265 residential units and retail uses at-grade, and 7, 3-storey townhouses on a site totalling 16,137.3 square metres. The site is currently occupied with an 18-storey apartment building that is 1,406 square metres in size. The net site area is 13,248.4 square metres.

City staff require the applicant to satisfy the parkland dedication requirement through an on-site dedication. The park is to be a minimum of 1,974 square metres with frontage on Playfair Avenue at the corner of the proposed north-south public street. The park must be unencumbered by below grade parking. Also, Urban Forestry staff have requested that the proposed townhouses (Building C) be reconfigured to allow for a park at the south-west corner of the site with frontage also on the proposed north-south street. Further discussion is required with staff pertaining to the specific configuration and location of the on-site parkland dedication. Staff request that a comprehensive block master plan be submitted that adequately addresses on-site parkland dedication for multiple properties at the south-west quadrant of Dufferin Street and Lawrence Avenue West.

The land to be conveyed should meet the requirements set out in Policy 8 of Section 3.2.3 of the Official Plan which states it should:

- a) be free of encumbrances unless approved by Council;
- b) be sufficiently visible and accessible from adjacent public streets to promote the safe use of the park;
- c) be of a usable shape, topography and size that reflects its intended use;
- d) be consolidated or linked with an existing or proposed park or green space or natural heritage system where possible; and
- e) meet applicable Provincial soil regulations and/or guidelines for residential/parkland uses.

Mix of Unit Types and Tenure

A total of 504 residential units are proposed with the following unit type breakdown; 1 studio (1%), 360 1-bedroom (71%), 93 2-bedroom (18%) and, 50 3-bedrooms (10%).

The proposed tenure of the dwellings has not been confirmed by the applicant. In addition, 7 townhouses are proposed. The existing apartment rental building would remain with a total of

287 residential rental units and the following unit type breakdown; 166 1-bedroom (58%) and 121 (42%) 2-bedrooms. The proposed unit mix is satisfactory.

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 submitted Toronto Green Standard Checklist does not achieve the Tier 1 standards and the proposal needs to be revised in order to satisfy Tier 1 of the TGS.

Rental Housing, Retention and Improvements

The Housing Issues Report submitted in support of the application identifies that the existing 287 rental units (197 units are affordable and 90 units are mid-range rents) will have their rental tenure secured for a minimum of at least twenty years in accordance with the requirement of Policy 3.2.1.5(a) of the Official Plan.

The Housing Issues Report proposes improvements to the lands and outdoor amenity areas as part of their application which would be for the tenants of the existing building and the residents of the proposed new buildings. These improvements include, new paths and a new secondary entrance to the existing underground garage (which will be used by all buildings). No improvements to the existing building have been proposed, and the application does not indicate whether tenants of the existing building will have access to the proposed indoor amenities of the proposed three new buildings.

The Housing Issues Report identified that the Owner is open to discussing any needed improvements to the rental housing units and associated amenities to extend the life of the existing building and confirmed that the costs of any such improvements would not be passed on to tenants. Typically, tenant consultation is undertaken to identify their priorities for improvements and renovations. This consultation has not yet occurred and is an outstanding issue to be resolved. Staff will work with the landowner to schedule consultation meetings during Spring 2018. Staff will continue discussions with the applicant to identify appropriate improvements and renovations to the existing rental building.

Both the securing of rental tenure and any improvements or renovations to the existing rental building would be required to be secured as a legal convenience in the Section 37 Agreement.

TDSB

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

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

The Toronto Catholic District School Board has not provided any comments.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City are worked out, in consultation with the Ward Councillor, if a project is ultimately considered to be good planning and recommended for approval.

There has been no discussion with the applicant regarding community benefits since the application does not represent appropriate planning. In the event that the OMB is in the position to grant additional density and/or height beyond that permitted in Zoning By-law 438-86, and Zoning By-law 569-2013, the City should request that the OMB withhold its final order until the City has secured the appropriate community benefits and secured the rental tenure of the existing building for a period of 20 years.

Conclusion

The proposal in its current form is not appropriate for this site. The proposal is not consistent with the PPS and does not conform with the Growth Plan. It does not conform to the Official Plan; is inconsistent with Council approved Mid-rise and Tall Building guidelines; is not appropriate with regard to building typologies, height, setbacks, setbacks and angular planes and it does not fit within the existing and planned context for this segment of Dufferin Street. The proposal would create adverse shadow impacts and overlook conditions on the adjacent *Neighbourhoods*. It also does not include an appropriate on-site parkland dedication and proposed public road width. This would be inappropriate development with unacceptable impacts which would form a negative precedent for this area. The Plan of Subdivision is not satisfactory as it does not show a park block, and it needs to show Block 2 as Street A. Therefore, this report seeks Council's direction that staff oppose the Zoning By-law Amendments and Plan of Subdivision applications and attend the OMB in support of Council's opposition to the applications.

CONTACT

Diane Silver, Senior Planner

Tel. No. (416) 395-7150

Fax No. (416) 395-7155

E-mail: Diane.Silver@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: North Elevation

Attachment 2b: South Elevation

Attachment 2c: East Elevation

Attachment 2d: West Elevation

Attachment 2e: Townhouse Elevations

Attachment 3: Draft Plan of Subdivision

Attachment 4: Context Plan

Attachment 5a: Zoning By-law 569-2013

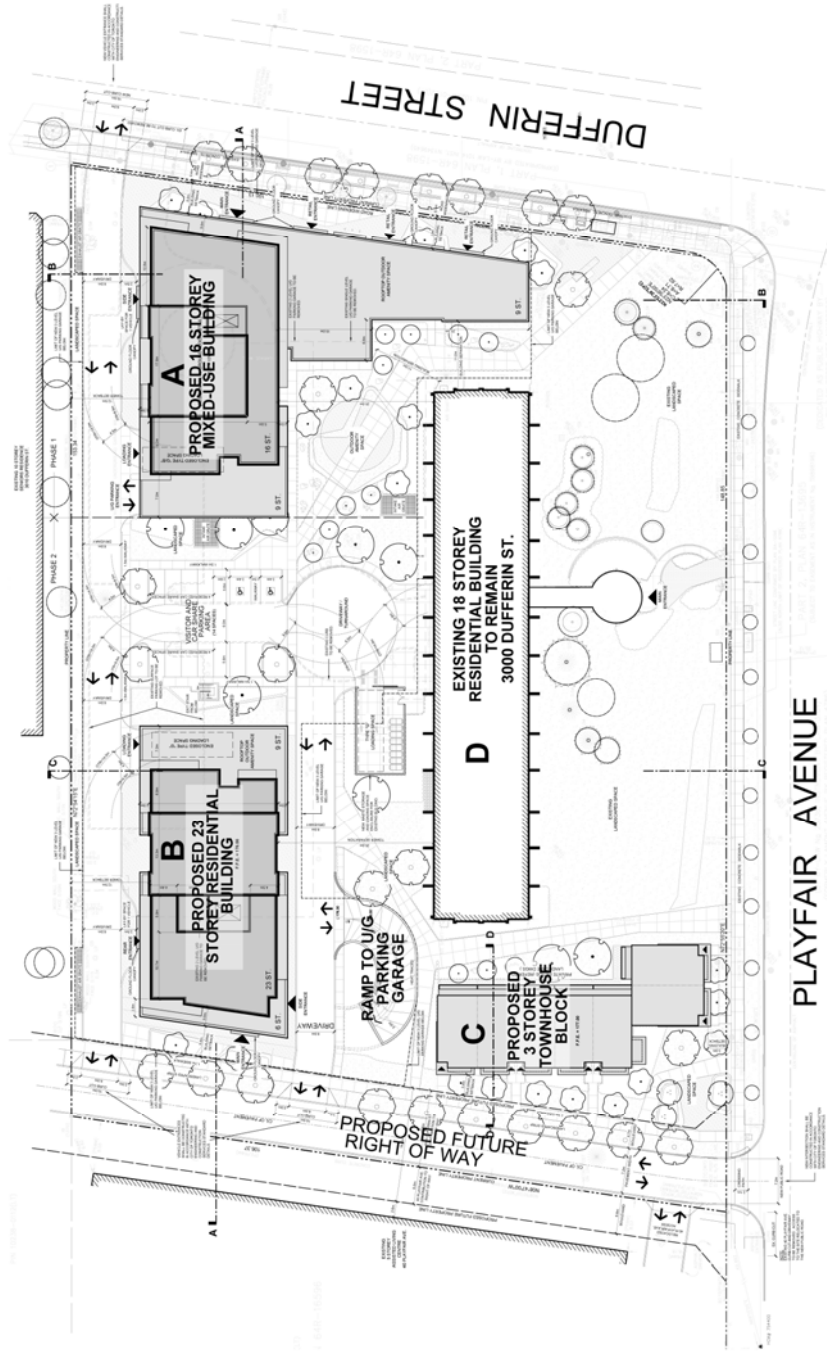
Attachment 5b: Zoning By-law 7625

Attachment 6: Official Plan

Attachment 7: Official Plan Urban Structure Map

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



3000 Dufferin Street

File # 17 200922 NNY 15 OZ
File # 17 200956 NNY 15 SB

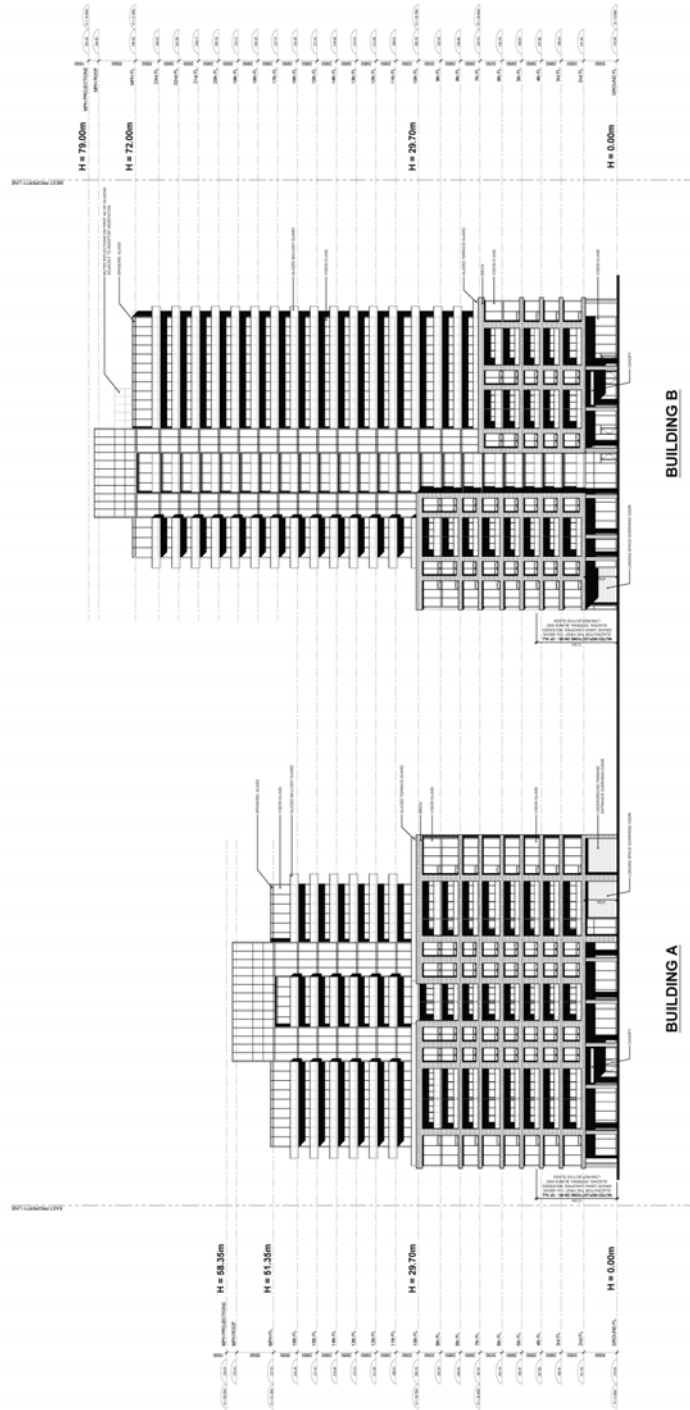
Site Plan

Applicant's Submitted Drawing

Not to Scale
08/28/2017



Attachment 2a: North Elevation

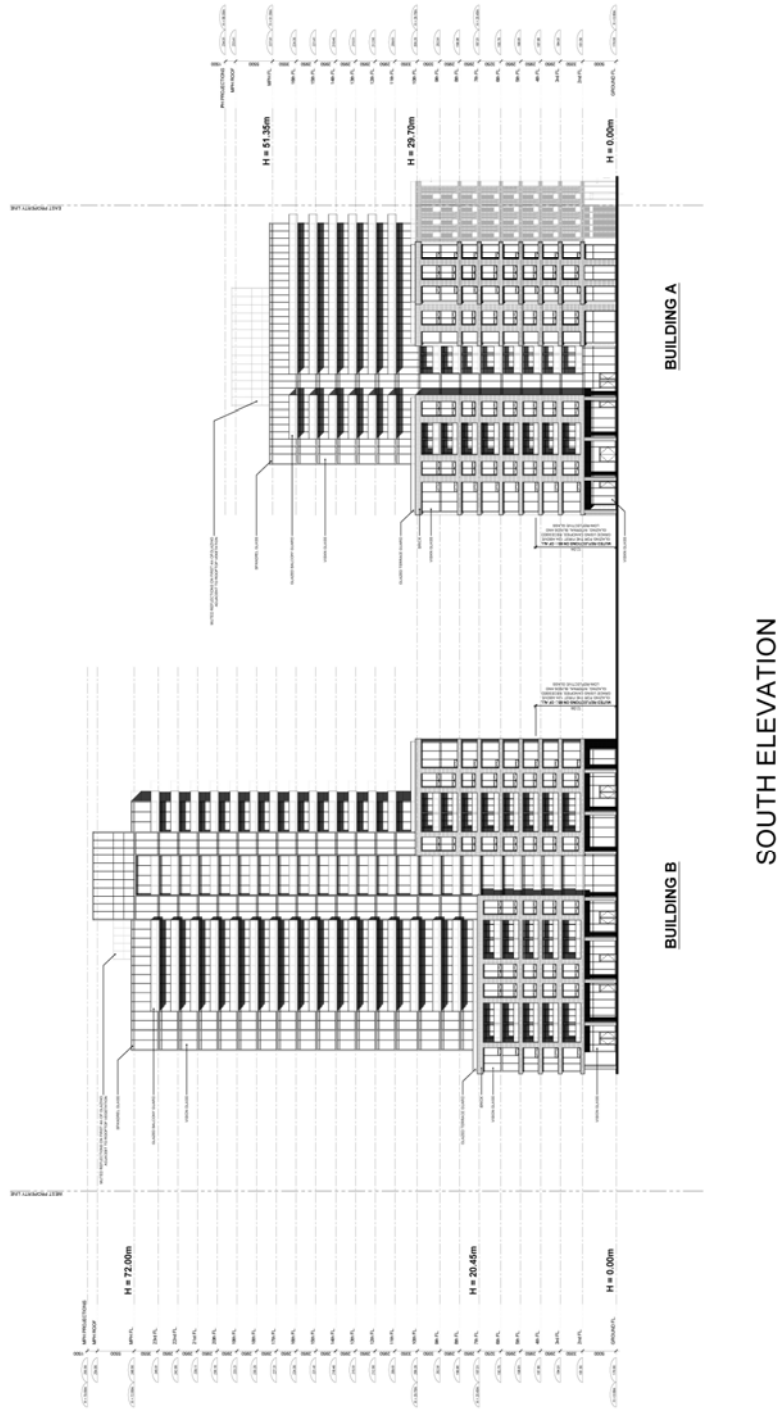


3000 Dufferin Street

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/28/2017

File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Attachment 2b: South Elevation

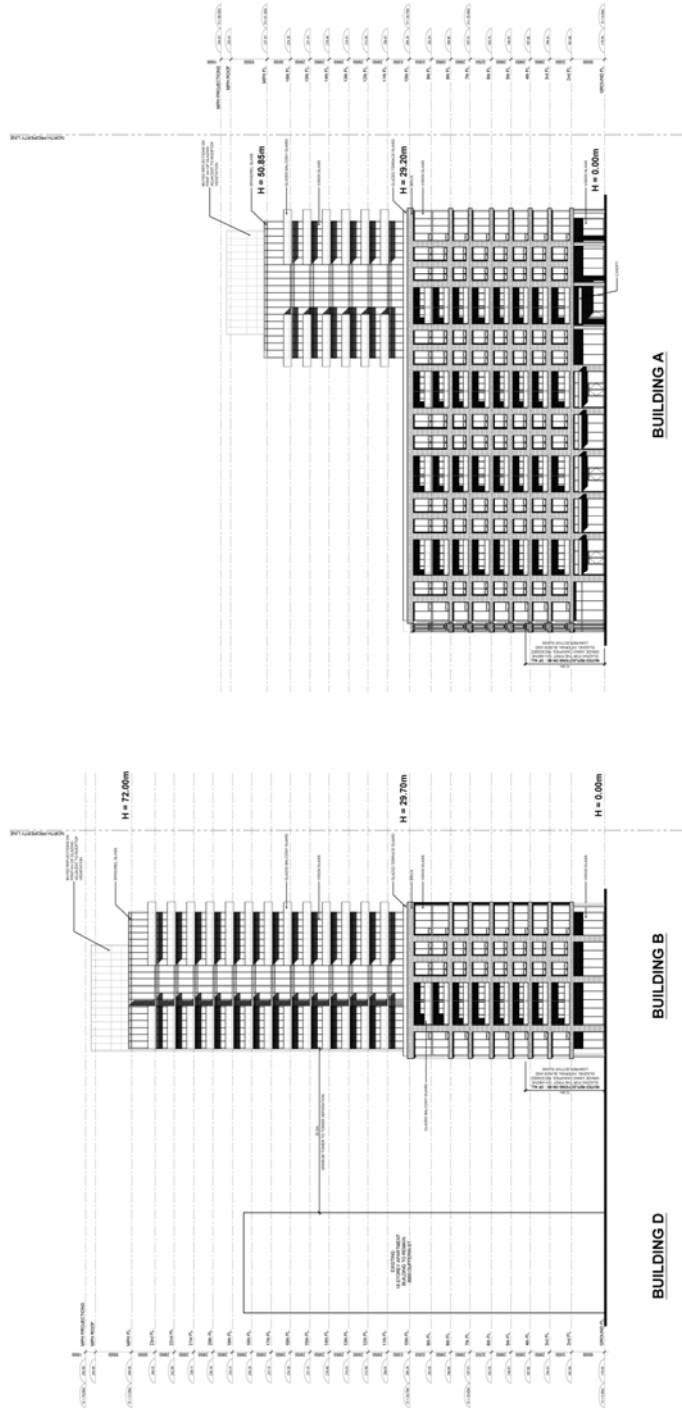


3000 Dufferin Street

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/28/2017

File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Attachment 2c: East Elevation



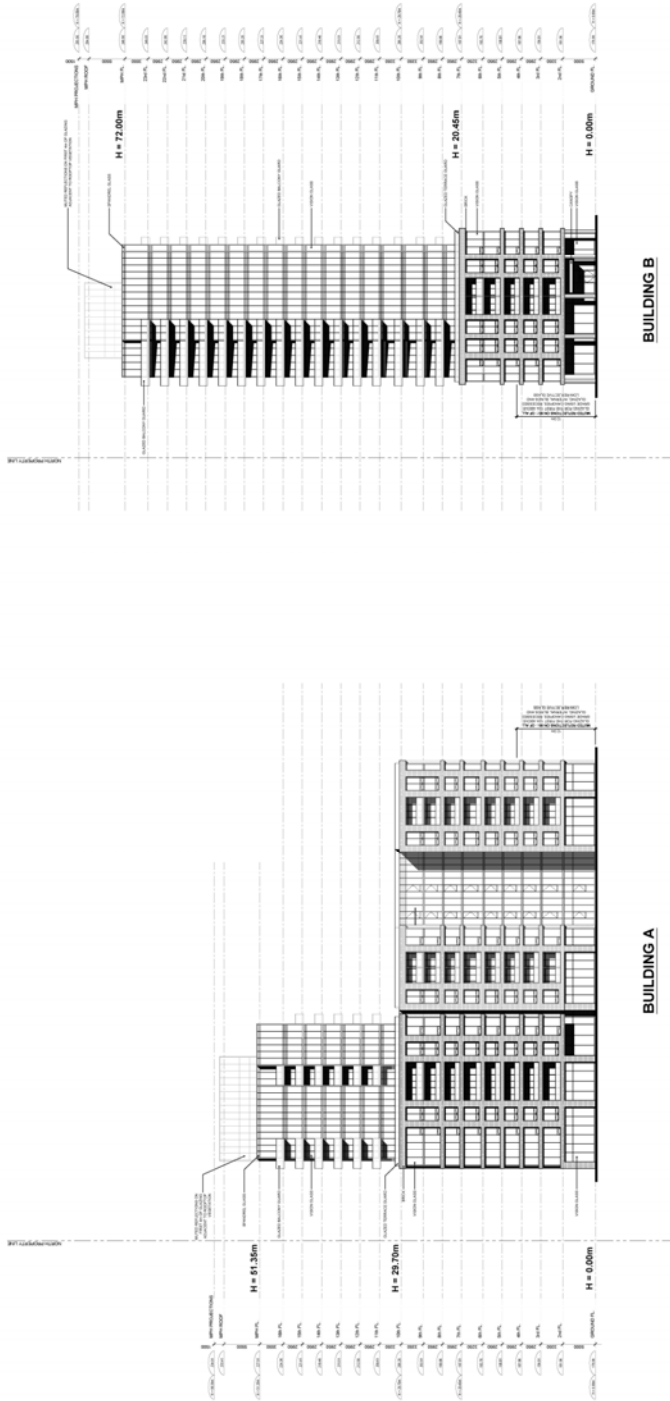
EAST ELEVATION

3000 Dufferin Street

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/28/2017

File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Attachment 2d: West Elevation



WEST ELEVATION

Elevations

Applicant's Submitted Drawing

Not to Scale
08/28/2017

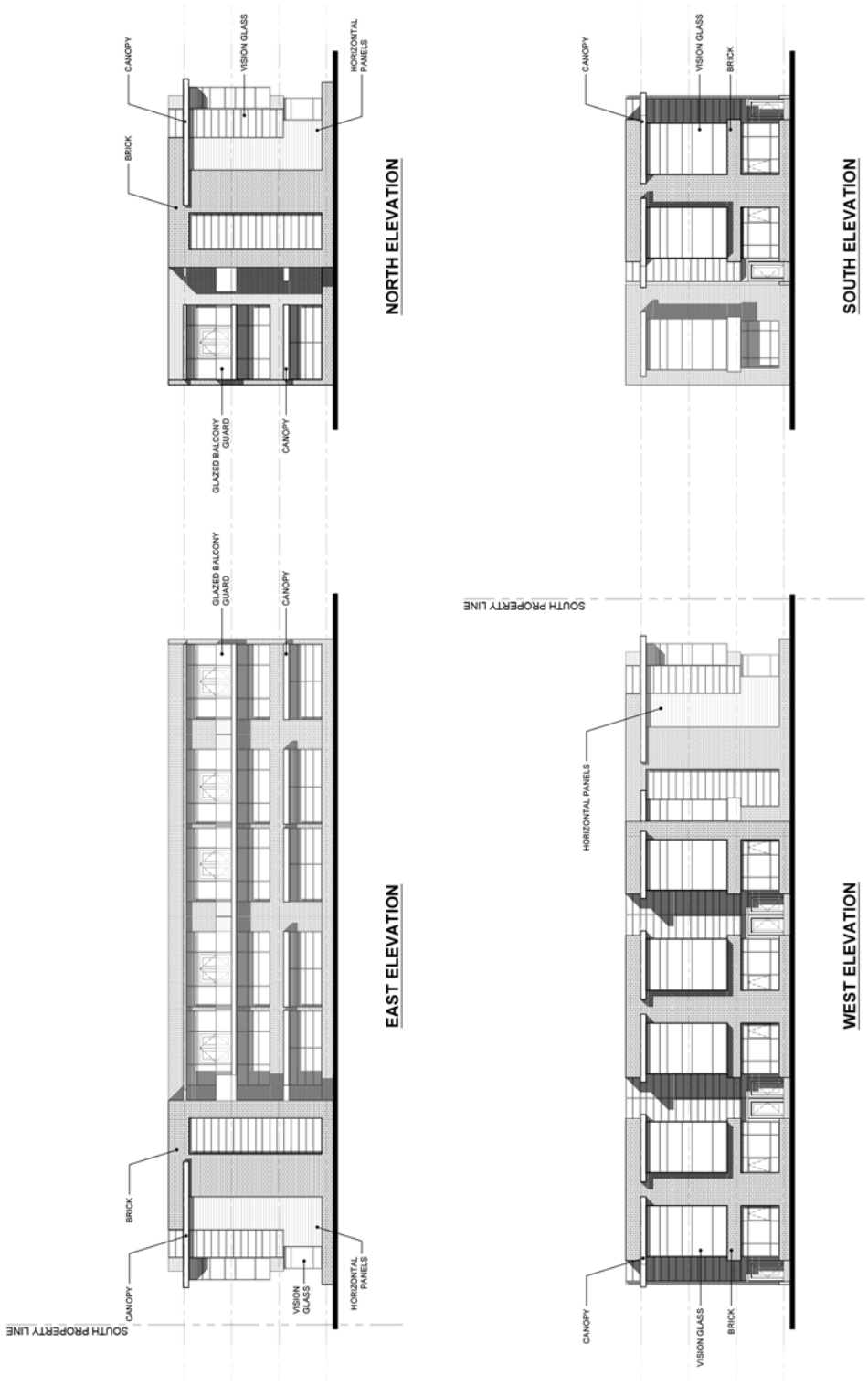


3000 Dufferin Street

File # 17 200922 NNY 15 0Z

File # 17 200956 NNY 15 SB

Attachment 2e: Townhouse Elevations

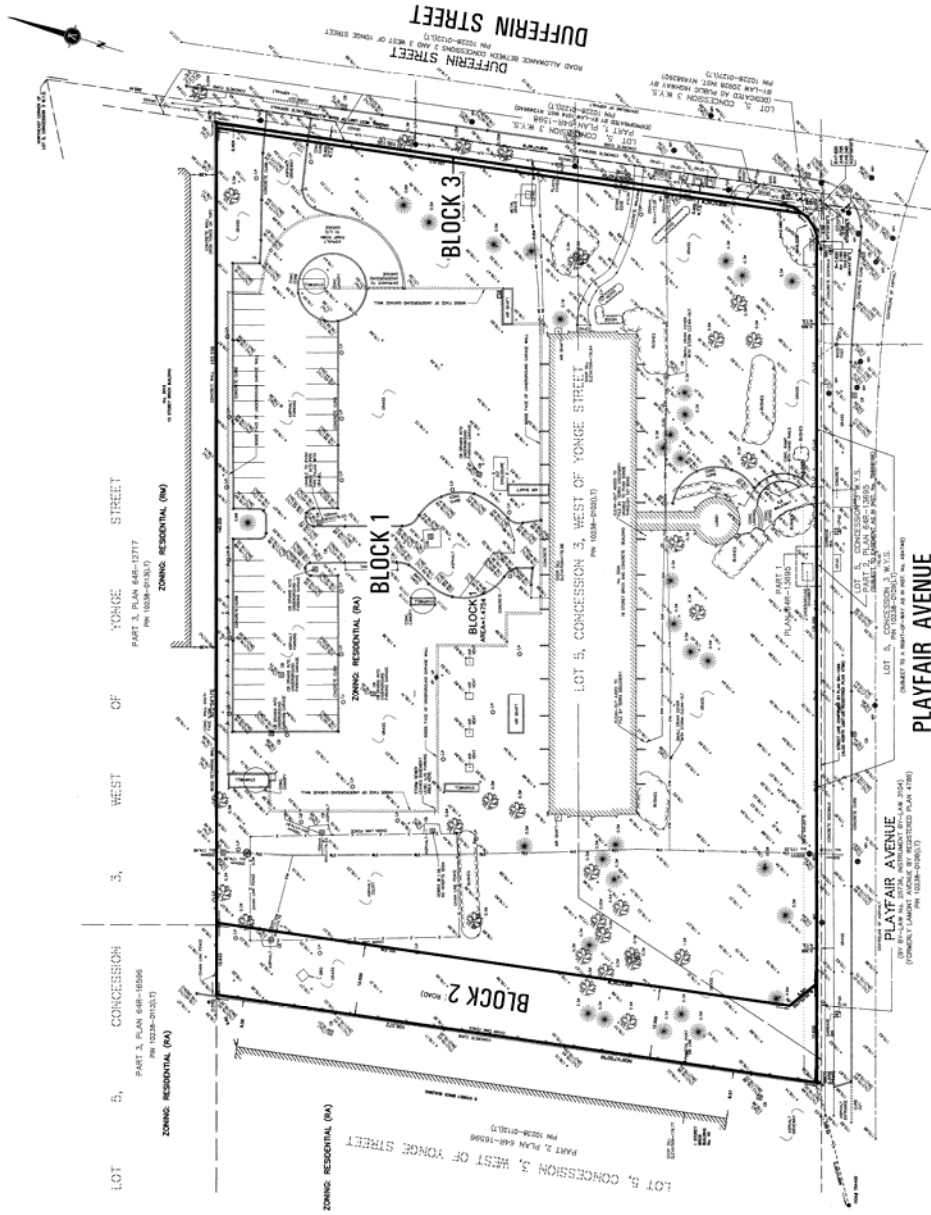


3000 Dufferin Street
 File # 17 200922 NNY 15 0Z
 File # 17 200956 NNY 15 SB

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/18/2017



Attachment 3: Draft Plan of Subdivision



3000 Dufferin Street

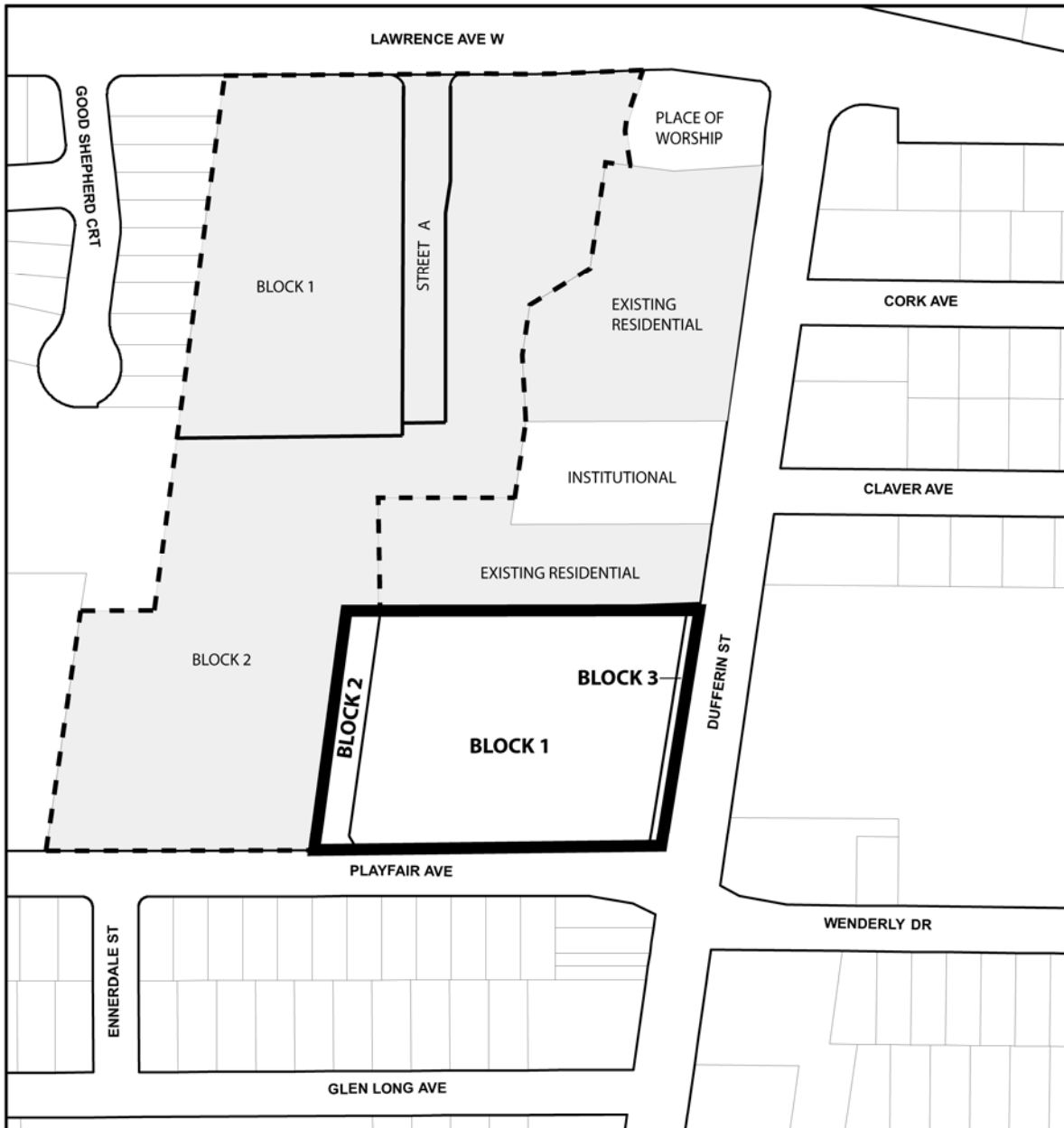
File # 17 200922 NNY 15 0Z
File # 17 200956 NNY 15 SB

Draft Plan of Subdivision

Applicant's Submitted Drawing




Not to Scale
01/30/2018


Attachment 4: Context Plan



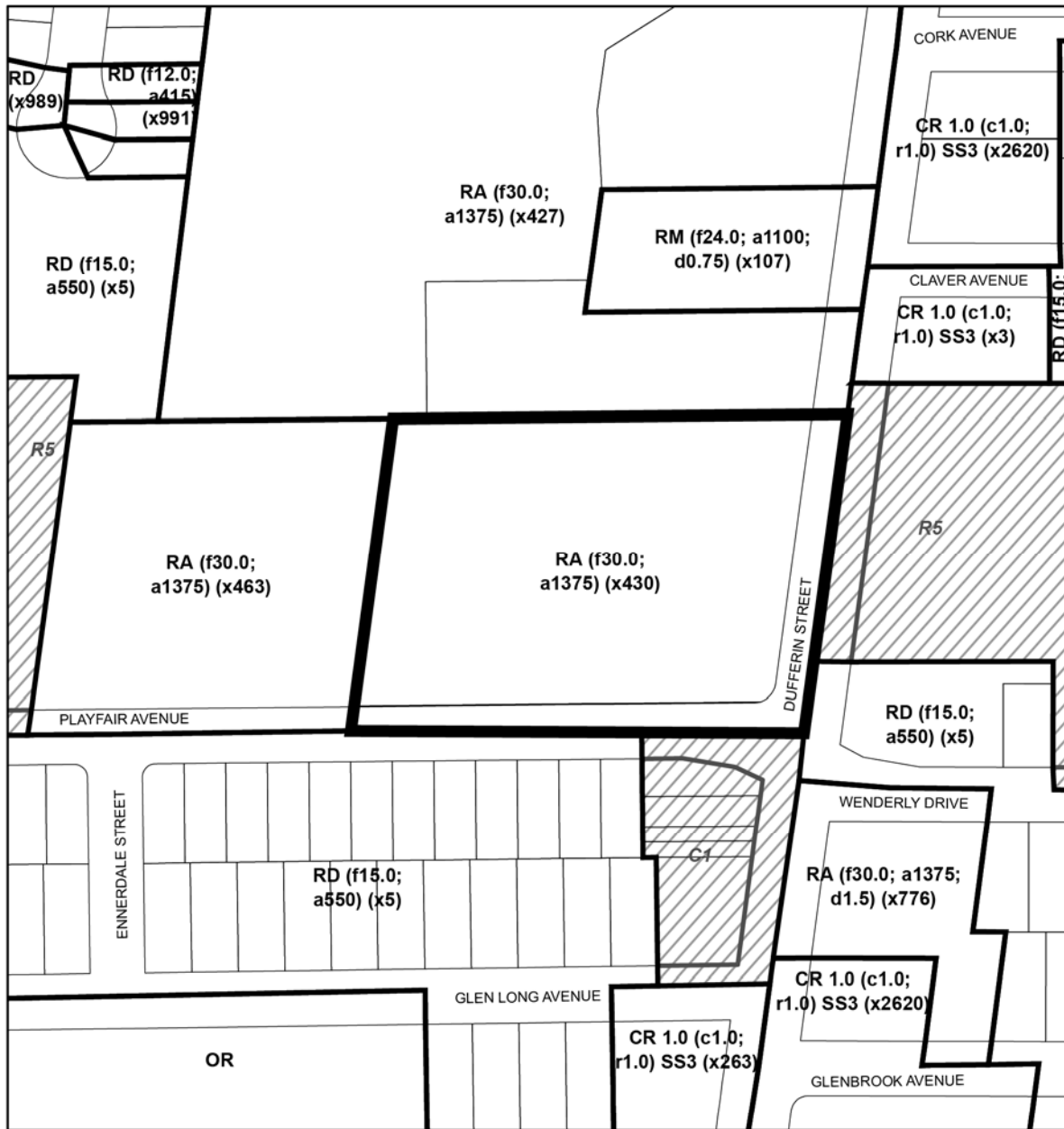
Lands Associated with the Villa Charities Application

3000 Dufferin Street
 File # 17 200922 NNY 15 OZ
 & 17 200956 NNY 15 SB

-  Location of Application
-  Lands owned by Villa Charities
-  Lands subject to Villa Charities Plan of Subdivision


 Not to Scale
 Extracted: 10/18/2017

Attachment 5a: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

Location of Application

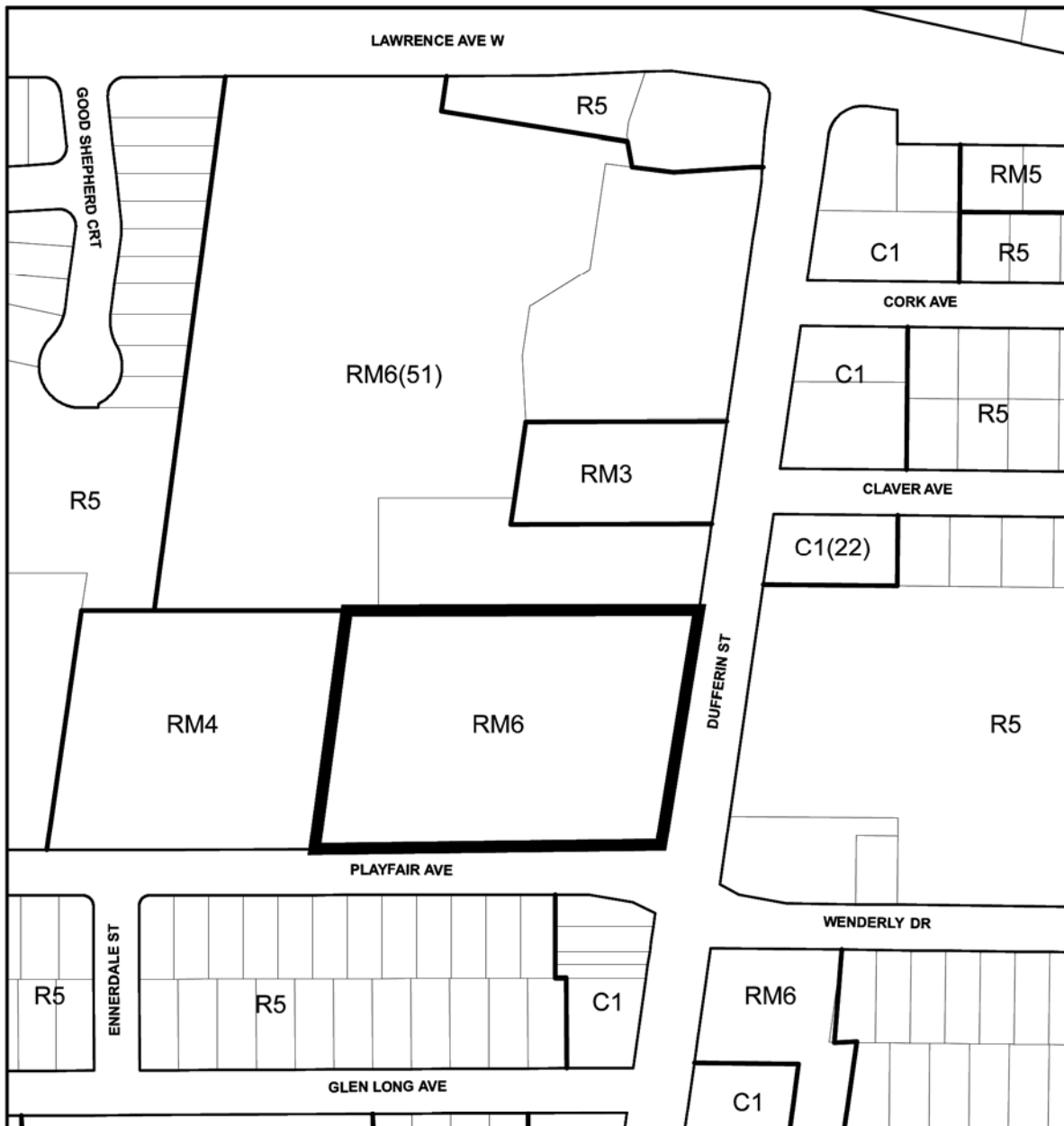
See Former City of North York By-Law No. 7625
R5 One-Family Detached Dwelling Fifth Density Zone
C1 General Commercial Zone

RD Residential Detached **RA** Residential Apartment
RM Residential Multiple **CR** Commercial Residential
OR Open Space Recreation



Not to Scale
 Extracted: 10/18/2017

Attachment 5b: Zoning By-law 7625



Zoning By-Law No. 7625

3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

Location of Application

- R5 One-Family Detached Dwelling Fifth Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone



Not to Scale
Extracted: 10/18/2017

Attachment 6: Official Plan



Extract from Official Plan

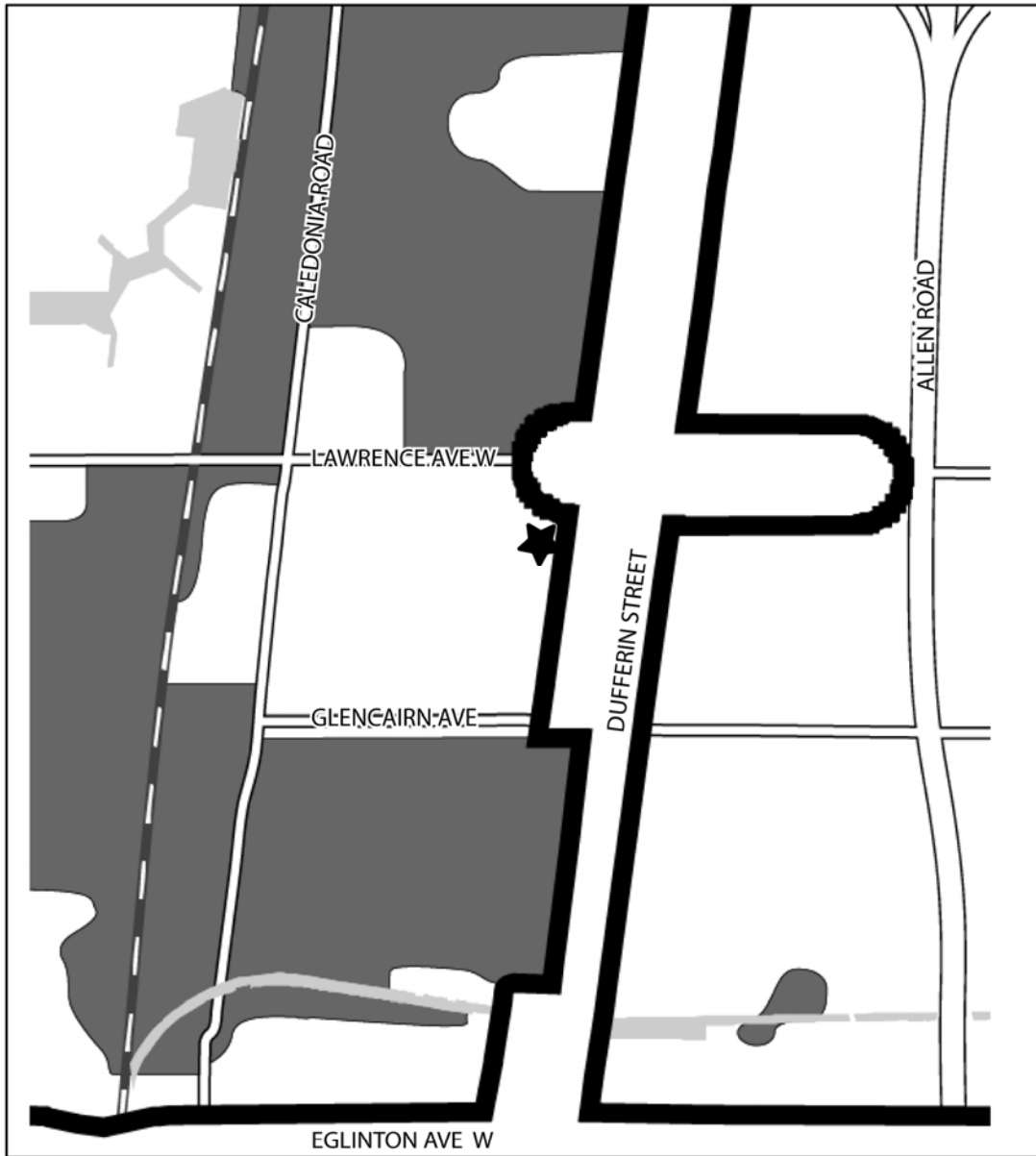
3000 Dufferin Street

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB



↑
Not to Scale
10/18/2017

Attachment 7: Official Plan – Urban Structure Map



TORONTO

3000 Dufferin Street

OP Map 2 - Urban Structure Map

File # 17 200922 NNY 15 OZ & 17 200956 NNY 15 SB

- Avenues
- Employment Areas
- Green Space System

Not to Scale

Attachment 8: Application Data Sheet

Application Type	Rezoning, Plan of Subdivision	Application Number:	17 200922 NNY 15 OZ 17 200956 NNY 15 SB
Details	Rezoning, Standard	Application Date:	July 18, 2017
Municipal Address:	3000 Dufferin Street		
Location Description:	CON 3 WYS PT LOT 5 **GRID N1503		
Project Description:	The proposed Plan of Subdivision and Rezoning Amendment applications to construct 16 – storey mixed-use residential building w/commercial uses at-grade along Dufferin Street (239 units), a 23-storey residential building at the northwest corner of the site (265 units) and 7, 3-storey townhouses along Playfair Avenue. The existing 18-storey residential rental building will remain (287 units), and 613 vehicular parking spaces on three levels below grade. The proposed redevelopment of the site will have a total gross floor area of 59,290 square metres which includes the existing building.		

Applicant:	Agent:	Architect:	Owner:
George Grossman Pinedale Properties Ltd. 303-970 Lawrence Ave.W., Toronto, ON, M6A 3B6	Same as applicant	IBI Group 55 St. Clair Ave. W 7th Floor Toronto, ON, M4V 2Y7	3000 Dufferin St. Ltd. + Finch-Main Plaza Ltd. 303-970 Lawrence Ave. W. Toronto, ON, M6A 3B6

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	RA (f30.0; a1375)(x430)	Historical Status:	N
Height Limit (m):	18-storeys for the existing bldg	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	16,137.3	Height:	Storeys:	16, 23 & 3-storeys
Frontage (m):	104.49		Metres:	50.7, 71.5 & 9.6
Depth (m):	153.3			
Total Ground Floor Area (sq. m):	4,357.67			Total
Total Residential GFA (sq. m):	58,678.61		Parking Spaces:	613
Total Non-Residential GFA (sq. m):	611.82		Loading Docks	3
Total GFA (sq. m):	59,290.43			
Lot Coverage Ratio (%):	27			
Floor Space Index:	3.67			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Not Confirmed		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	58678.61	0
Studio:	1 (0%)	Retail GFA (sq. m):	611.82	0
1 Bedroom:	526 (66%)	Office GFA (sq. m):	0	0
2 Bedroom:	214 (27%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	57 (7%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	798 (100%)			

CONTACT: PLANNER NAME: Diane Silver, Senior Planner
TELEPHONE: (416) 395-7150, Email: Diane.Silver@toronto.ca