



REPORT FOR ACTION

15–21 Holmes Avenue – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: June 15, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 23 - Willowdale

Planning Application Number: 18 147351 NNY 23 OZ

SUMMARY

This report provides preliminary information and raises issues for follow-up with regard to the applications. It indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

The application proposes a 29-storey residential building comprising 339 units (65% one-bedroom units, 24% two-bedroom units and 11% three-bedroom units) and the retention of the southern block of six townhouses at 15 Holmes Avenue. The proposal also includes the demolition of the existing two detached dwellings (19 and 21 Holmes Avenue) and two blocks of townhouses on the east and west border of the site to accommodate the new development. A total of 138 parking spaces will be provided in a 2-level underground parking garage accessed by an existing but expanded laneway along the western perimeter of the site. The overall gross floor area is 24,846 m² and a Floor Space Index (FSI) of 4.99.

The applicant requested a pre-application consultation meeting for assistance in defining the requirements for application submission. Staff held the meeting with the applicant on January 18, 2018. A notice of complete application with regard to the application was issued on May 11, 2018.

A Community Consultation Meeting was scheduled for June 20, 2018 at the time this report was written. A Final Report will be submitted for Council's consideration following: the resolution of outstanding issues related to this application; the submission and concurrent review of a rental housing demolition application; and, the holding of a statutory Public Meeting under the Planning Act. The approval target timeline for the Final Report is anticipated to be the 2nd quarter of 2019.

A Rental Housing Demolition application is required as there are more than six existing residential dwellings, of which at least one is rental and not condominium registered. This application is yet to be submitted.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

The proposal contemplates the demolition of two existing single detached dwellings (19 and 21 Holmes Avenue) and two blocks of townhouses on the east and west portions of the site. The demolition would be required to accommodate a proposed 29-storey residential building with a height of 88.5 metres and two new townhouse units. Six townhouse units on the south portion of the site will be retained. The proposal includes an on-site park dedication of 477 square metres along the east perimeter of the site and an east-west landscape courtyard at the centre between the proposed tower building and retained townhouse block. The proposed gross floor area is approximately 24,846 m² inclusive of the retained 6 townhouse units resulting in a density of 4.99 times the area of the lot.

The base building consists of a 2-storey element that extends along the north, west and south elevation, and a 3-storey element along the east elevation. The frontage of the site is angled from west to east, therefore, the base building is set back between 1.5 and 5.2 metres from the front property line along Holmes Avenue. To the east property line, the base is setback 5.4 to 13.4 metres from the proposed park. To the rear, the base will frame a landscaped courtyard and is separated from the existing and proposed townhouse block by approximately 13.7 metres. From the west property line, the building is setback a minimum of 4.9 metres at its closest point to the abutting public lane.

On the ground level, the base will contain a 2-storey lobby at the northwest corner as well as indoor amenity space along the north and east elevation. Along the south

elevation four 2-storey townhouse units will frame a new landscape courtyard. At the southwest corner, the base will contain access to the underground garage ramp, one loading space, and the internal garbage and moving rooms. The underground garage ramp will provide access to two levels of below-grade parking from the vehicular entrance from Holmes Avenue.

The second floor maintains the same setbacks as the ground floor and contains the second storey of the townhouse units as well as an indoor bicycle parking room, which is located above the parking ramp. At the third level the building steps back at varied depths along the north elevation by a minimum of 1.0 metres at north-easterly corner of the building and 6.6 metres at the north-westerly portion. In addition, further step backs at the third level are provided along the west elevation between 2.7 and 8.7 metres and 3.0 metres along the south elevation. Terraces are provided within the step backs on the third floor. At the fourth level, the building steps back from the east elevation between 0.8 and 4.0 metres.

The proposed tower rises from floors 4 to 29 and is setback 36.9 metres from the south property line, between 20.7 and 26.4 metres from the west property line, from the north property line between 2.5 to 9.5 metres, and 14.2 and 17.5 metres from the east property line.

The existing six townhouse units on the south portion of the site will be retained and expanded eastward to incorporate two new townhouse units, for a total of 8 townhouse units framing the proposed central landscaped courtyard. Each townhouse unit will have access from grade and a private outdoor amenity space.

It is proposed that a portion of the existing laneway be widened to accommodate a potential vehicular layby area and access to the loading space and garage ramp located at the rear west part of the site.

A total of 138 vehicular parking spaces are proposed within two levels of underground parking, including 121 spaces for residents and 17 spaces for visitors. Additionally, 339 bicycle parking spaces are proposed to be located on the P1 level and second floor of the podium.

See Attachment 1: Application Data Sheet.

Site and Surrounding Area

The subject site is comprised of three separate parcels known municipally as 15, 19 and 21 Holmes Avenue with an overall site area of approximately 4,982 m² with a frontage of 71 metres on Holmes Avenue and a lot depth of 72 metres along the westerly boundary and 45 metres along the easterly boundary.

The western portion of the subject site, 15 Holmes Avenue, currently contains 17 townhouse condominium registered units within three, two-storey townhouse blocks. The blocks are arranged in a U-formation. Vehicle access is via two curb-cuts on Holmes Avenue leading to a surface parking and an underground parking garage.

The eastern portion of the subject site contains a single storey detached dwelling at 19 Holmes Avenue and a 2-storey detached dwelling at 21 Holmes Avenue. Both dwellings are rented. The bedroom type and affordability categories of these rental units would need to be submitted with the future anticipated rental housing demolition application.

Surrounding uses and buildings near the site include:

North: Immediately to the north consists of a 28-storey residential building (19-23, 27-39 Olive Avenue and 18-32 Holmes Avenue) on the Holmes Avenue frontage, connected to a block of 2-storey townhouses with grade related access from Doris Avenue, and two 4-storey stacked townhouse buildings with grade related access from Olive Avenue. Also to the immediate north is the Willowdale Baptist Church (12 Holmes Avenue and 15 Olive Avenue) with main entrances on two frontages and a large surface parking area encompassing the remainder of the site. West of Willowdale Baptist Church, the properties between 5505 and 5545 Yonge Street are generally comprised of one to three storey mixed-use buildings containing grade-related retail uses with either commercial office or residential dwelling units above.

South: Immediately south is a 14-storey residential building located at 28 Byng Avenue, and a 28-storey residential tower at 60 Byng Avenue, on the east side of Doris Avenue. On the south side of Byng Avenue is a mixed-use development consisting of a 31-storey L-shaped mixed use building at 5409 Yonge Street at the corner of Yonge Street and Byng Avenue, consisting of a 3-storey base building with commercial, office and retail uses and a 28-storey tower above. The base building extends southward to the southwest corner of the block and connects to an 8-storey residential building. On the southeast corner of Doris Avenue and Northtown way is a 30-storey mixed use building known as Grand Triomphe Phase 1 with retail units fronting onto Northtown way. Further south, is a small TTC service building as well as the historic Willowdale Cemetery and a Metro supermarket. North of the cemetery and supermarket is the Northtown complex, which includes two 26-storey residential buildings at 5 Northtown Way and 15 Northtown Way.

East: Immediately east is the linear park owned by the city fronting Doris Avenue. On the east side of Doris Ave there are single family detached dwellings on the south side and north side of Holmes Avenue and an application for an Official Plan and Zoning By-law amendment for the properties comprised of 35, 37 and 39 Holmes for an 18-storey residential building. At 420-442 Kenneth Avenue there is a 3 ½ storey back-to-back

townhouse block and the eastern boundary of the North York Centre Secondary Plan along Kenneth Avenue.

West: Immediately west is a public laneway and a series of 2-storey mixed-use buildings (5437-5467 Yonge Street) with active retail uses at grade and commercial or residential uses above. West of Yonge Street is a 17-storey mixed-use building (5460 Yonge Street) known as Dynasty Tower with commercial and retail uses on the first two levels and residential units above. To the north of Dynasty are two mixed-use towers, 27-storeys in height with retail at grade connected by a one-storey podium at 5500 and 5508 Yonge Street. See Attachment 2: Location Map.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) (the "PPS") 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 and affordability;
- Recreation, parks and open space;
- 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council that affect a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan builds upon the policy foundation provided by the PPS 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.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan identifies a number of areas in the province as urban growth centres, one of which is North York Centre. Urban growth centres are regional focal points for accommodating population and employment growth. The Growth Plan states that "revitalization of these areas as meeting places, locations for cultural facilities, public institutions, and major services and transit hubs with the potential to become more vibrant, mixed-use, transit-supportive communities is particularly important.

As a focal area for investment and growth, the Growth Plan includes minimum density targets for urban growth centres, in the case of North York Centre a minimum of 400 residents and jobs combined per hectare.

Section 2.2.2.4 of the Growth Plan directs municipalities to develop a strategy to achieve the minimum intensification target which will:

- a) encourage intensification generally to achieve the desired urban structure;

- b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
- c) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

In accordance with Section 3 of the Planning Act all decisions of Council that affect a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council that affect a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff are reviewing the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017).

Toronto Official Plan

This application is being reviewed against the policies of the City of Toronto Official Plan and the North York Centre Secondary Plan, as follows:

The subject site is designated a *Centre* on Map 2 – Urban structure in the Official Plan. The City's Official Plan sets out a broad strategy for managing future growth by identifying an urban structure of areas where development is appropriate and areas where little physical change is expected to occur. The Land Use, Map 16 in the Official Plan identifies the subject site as *Mixed Use Areas*.

The Plan outlines how growth is to be directed towards areas with supporting infrastructure and how development is to provide a transition in scale and density that protects stable neighbourhood areas from the effects of nearby development. The Official Plan directs growth to the *Downtown*, the *Centres*, *Avenues*, and *Employment Districts*.

Each *Centre* will have a Secondary Plan that will set out the location, mix and intensity of land uses that support transit-based growth and meet certain objectives that will, amongst other matters:

- a) achieve a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre* which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan;
- b) set out local goals and a development framework consistent with this Plan;
- c) establish policies for managing change and creating vibrant transit-based mixed use *Centres* tailored to the individual circumstances of each location, taking into account the *Centre's* relationship to *Downtown* and the rest of the City;
- j) set out the location, mix and intensity of land uses within the *Centre*; and
- l) support the potential growth within the *Centre* and protect adjacent Neighbourhoods from encroachment of larger scale development by:
 - i. establishing firm boundaries for the development area and ensuring an appropriate transition in scale and intensity of activity from within the *Centre* to surrounding *Neighbourhoods*; and
 - ii. connecting the Centre with the surrounding City fabric through parks, trails, bikeways, roads and transit routes.

The role of the Secondary Plan is to provide a more detailed planning framework to help implement these policy directions and other Official Plan objectives.

Mixed Use Areas are intended to include a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Not all *Mixed Uses Areas* will experience the same scale or intensity of development. The highest buildings and greatest intensity will typically occur *Downtown*, particularly in the financial district. The *Centres* will develop at differing scales and densities, set out in their respective Secondary Plans and zoning bylaw.

Development in *Mixed Use Areas* is required to:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependence and meets the needs of the local community;
- be located and massed to provide a transition between areas of different development intensity and scale;

- frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open space;
- provide attractive and safe pedestrian environments and take advantage of nearby transit services;
- have access to schools, parks, community centres, libraries, and child care;
- take advantage of nearby transit services
- provide good site access and circulation and an adequate supply of parking for both residents and visitors;
- locate and screen service areas, ramps, and garbage storage in developments to minimize the impact on adjacent streets and residents; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential building.

Official Plan Built Form policies 3.1.2 states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, provide for adequate light and privacy, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, tall buildings will be located to ensure access to sky views for the proposed and future uses. New development will provide public amenity and adequate amenity for its residents of the new development, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

The Official Plan contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability. The Plan states that the existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the overall policies of the Official Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the

applicable Provincial Plans (2017) noted above as part of the City's development approval process.

North York Centre Secondary Plan

The subject site is also subject to the North York Centre Secondary Plan. Located in the North York Centre North portion of the Secondary Plan, the lands are designated '*Mixed Use Area G*' which permits commercial uses, institutional uses that are not predominantly offices, residential uses, public parks, and recreational uses.

The maximum permitted height on the site is 87 metres. Site-specific increases in height limits are discouraged by the Secondary Plan, however are possible where an improved built form is provided, there are no appreciable impacts on stable residential areas, and where the proposal meets the urban design objectives of the North York Centre Secondary Plan.

In accordance with the density policies, a maximum density of 3.75 times the lot area is permitted as-of-right, plus, any available density incentives up to an additional 33% of the total gross floor area or a total maximum potential density of 4.99 times the lot area.

The North York Centre Secondary Plan also contains built form and urban design policies for development along the service road (Policy 5.3.4) that require: i) buildings along service roads will not exceed a height of 12 metres at the street frontage; and ii) above the 12 metre height, taller buildings will be set back a minimum of 3 metres from the street frontage.

The secondary plan identifies on Map 8-9a North York Centre North Conceptual Parks and Open Space Plan that the subject site is located within an area that is "under consideration by the City for additional parks and treed side streets and pedestrian links" along Holmes Avenue and along Doris Avenue. The overall goal of park and open space in the Plan is to provide streetscape improvements and publicly accessible privately owned parkettes in locations that can form a continuous open space system.

Policy 1.4 states, that the population of the North York Centre is dependent on fulfillment of the policies of this Secondary Plan and the provision of the necessary infrastructure required to support development.

The North York Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

This application will be reviewed against the official plan policies and the North York Centre Secondary Plan as described above as well as the policies of the Toronto Official Plan as a whole.

Zoning By-laws

The portion of the site municipally known as 15 Holmes Avenue is zoned RM1 – Multiple-Family Dwellings First Density Zone and is subject to site-specific Bylaw No. 28177, which permits the existing townhouse development. The RM1 zone permits multiple attached dwellings, single family dwellings and any other use permitted in the R4 Zone. The RM1 zone contains permitted gross floor area of 74 square metres per dwelling unit, a maximum building height of 9.2 metres or three storeys above grade and lot coverage maximum of 25%.

The portion of the site municipally known as 19 and 21 Holmes Avenue is zone R4, One-Family Detached Dwelling Fourth Density Zone and permits one-family detached dwellings and accessory buildings incidental thereto as well as certain home occupations, recreation uses and a range of institutional uses. The maximum building height is 8.8 metres or two storeys with a maximum lot coverage of 30%.

The subject site is exempted from the City of Toronto Zoning By-law 569-2013.

City-Wide Tall Building Design Guidelines

The application will be reviewed by staff against the City-Wide Tall Building 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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, in the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

In considering whether to permit a tall building on a site-by-site basis, many other planning issues must first be taken into account, including, but not limited to, the site context and availability of adequate infrastructure, public transit, parks, community and cultural services and facilities, schools, and child care facilities. If it is determined that a tall building is supportable, and represents "good planning," these Guidelines will then apply.

Draft Growing Up Urban Design Guidelines

In July 2017, Toronto City Council adopted the Draft Growing Up 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 Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The draft Guidelines are available at:

<https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/growing-up-planning-for-children-in-new-vertical-communities>

Rental Housing Demolition and Conversion By-law

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

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

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

An application for a Section 111 permit pursuant to Chapter 667 is yet to be made. Once received, City staff will be reviewing the submitted materials, including evaluating the appropriateness of the proposed measures to mitigate any hardship for existing tenants.

As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Site Plan Control

This proposal is subject to the Site Plan Control By-law. An application for Site Plan Control Approval has been filed. See Attachment 5: Site Plan.

COMMENTS

Reasons for the Application

An amendment to the Official Plan is required to permit the proposed height of 88.5 metres and modification to the density incentive exemption provisions for the bicycle parking area location and the outdoor amenity space accessory to the private residential use as set out in the North York Centre Secondary Plan.

An amendment to the Zoning By-law 7625 is required to permit: the use of a residential apartment building, permissions for the proposed height, density, minimum amenity space per residential unit, setbacks and to develop appropriate development standards for the proposed development.

An application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units is required, as the subject lands contain six or more residential units, of which at least one is rental. The applicant is yet to make this application.

Complete Application Submission

A Notification of Complete Application was issued to the applicant indicating that the application met the complete application submission requirements of the *Planning Act* and the Official Plan on April 23, 2018. A Notification of Complete Application was issued on May 22, 2018.

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Public Consultation Plan
- Landscape Plans
- Sun and Shadow Study
- Pedestrian Level Wind Study
- 3-D Massing Model
- Arborist Report and Tree Preservation Plan
- Toronto Green Standard Checklist
- Energy Efficiency Report
- Traffic Operation Assessment
- Functional and Stormwater Management Report

- Geotechnical Investigation
- Hydrogeological Assessment
- Draft Official Plan and Zoning By-law Amendments

All reports/studies for the application are available at the Application Information Centre (AIC) <https://www.toronto.ca/city-government/planning-development/application-information-centre>.

Community Consultation

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements. Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. In accordance with the Toronto Official Plan Policy 5.1.c, the applicant will hold at least one community meeting to be held in the area affected by the application, in addition to the minimum statutory meeting requirements of the Planning Act, for proposed Official Plan and Zoning By-law amendments prior to approval. This meeting is organized by City Planning staff in consultation with the Ward Councillor.

ISSUES TO BE RESOLVED

This application has made progress in meeting policies from the Provincial Policy Statement, Growth Plan, Official Plan and the North York Centre Secondary Plan, however, issues to be resolved include: technical revisions; rental housing tenant protections, urban design and built form improvements to respond to the existing and planned neighbourhood context; and other issues and concerns that arise from the review process of the proposal.

Provincial Policies and Plans Consistency/Conformity Exercise Issue:

- Staff will evaluate this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity Exercise Issue:

- Staff will evaluate the application for adherence to the Official Plan policies including those for new development in Mixed Use Areas
- Built form and massing including appropriate setbacks and stepbacks
- Adherence to the Tall Building Guidelines performance standards

- Reviewing the background studies submitted with the application such as the Sun/Shadow Studies and Pedestrian Level Wind Studies
- Review of the proposal with regards to the applicable North York Centre Secondary Plan policies including:
 - Consideration of additional park on-site in addition to treed arterial and collector roads in accordance with Map 8-9a
 - Streetscape improvements and publically accessible privately owned parkettes be located and linked in a manner to form a continuous open space system, in accordance with Policy 6.2 b
 - Assessment of the provision of bicycle parking spaces located above-grade for density incentive consideration and outdoor amenity space
 - Assessment of transportation impacts including multi-modal provisions to encourage public transit use
 - Appropriate scale and massing of buildings in relation to the specific context

Tree Preservation

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).
- The findings of the arborist study indicate a total of 70 trees on-site and within six metres of the subject site. The removal of 43 trees is required to accommodate the proposed development. The removal of six additional trees is recommended regardless of the site plan due to poor condition and/or hazardous condition. The remaining 21 trees can be saved provided appropriate tree protection measures are installed prior to the demolition phase.
- The applicant submitted an Arborist Report and Tree Preservation Plan, and it is currently under review by City staff.

Housing

- Two residential rental units that are not under condominium registration have been identified post submittal of the Official Plan and Zoning Bylaw amendment applications. A rental housing demolition application is required for the demolition of these rental units. Rental replacement is not required where there are less than six rental dwelling units not condominium registered. Matters to be resolved would include measures to mitigate tenant hardship experienced due to the demolition, as appropriate. The application has not yet been submitted.

Draft Growing Up Urban Design Guidelines

- Staff will use the "Growing Up Guidelines" in the evaluation of this multi-unit residential development proposal. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.
- The proposal includes 220 one-bedroom units, 81 two-bedroom units and 38 three-bedroom units. Staff will be evaluating the need to provide larger residential dwelling units suitable for a broad range of households, including families with children.

Community Services and Facilities

- Staff will evaluate the impact of the proposed development on community services and facilities, including assessment of existing capacity to support proposed future population and determine if a CS&F Study will be required from the applicant. The CS & F Study will assess and determine whether any capital improvements or expansion of facilities is required to support the proposed development

Section 37

- Council will require, as a condition of approval, the entering into an agreement concerning the provision of matters qualifying for incentives described in Section 3.3. The provisions of this Secondary Plan pertaining to Section 37 will prevail over the policies embodied in Section 5.1.1 of the Official Plan. The policies of the Official Plan are not to be interpreted as encouraging site specific amendments that exceed the height and density limits of the prevailing North York Centre Secondary Plan.

Toronto Green Standard

- Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in zoning by-laws and site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.
- Staff will be reviewing the TGS Version 2.0 checklist and the Energy Strategy Report submitted by the applicant for compliance with the Tier 1 performance measures: Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard>

Other Matters

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

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

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- Attachment 6: Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 15 – 21 HOLMES AVE **Date Received:** April 23, 2018

Application Number: 18 147351 NNY 23 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The proposal is for a 29-storey residential building and 2 new townhouses. The proposal will retain 6 existing townhouses. The existing townhouses on the west side and the east side of the site will be demolished. A total of 138 parking spaces will be provided in the 2-levels of underground garage

Applicant	Agent	Architect	Owner
15 to 21 Holmes Development Inc., 1202-45 St. Clair Ave W, Toronto, ON M4V 1K9	Capital Developments, 1202-45 St. Clair Ave W. Toronto, ON M4V 1K9	IBI Group Architects Inc. 7-55 St. Clair Ave W, Toronto, ON M4V 2Y7	15 to 21 Holmes Development Inc., 1202-45 St. Clair Ave W, Toronto, ON M4V 1K9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 28177
Zoning:	RM1	Heritage Designation:	N
Height Limit (m):	87	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 4,982 Frontage (m): 71 Depth (m): 72

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,190	426	1,415	1,841
Residential GFA (sq m):	4,840	1,374	23,472	24,846
Non-Residential GFA (sq m):				
Total GFA (sq m):			24,846	24,846
Height - Storeys:	3	3	29	29
Height - Metres:			88.5	88.5
Lot Coverage Ratio (%):	36.96		Floor Space Index: 4.99	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,846.20	158.30
Retail GFA:	n/a	n/a
Office GFA:	n/a	n/a
Industrial GFA:	n/a	n/a
Institutional/Other GFA:	n/a	n/a

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:				
Condominium:	17	6	333	339
Other:				
Total Units:	19	6	333	339

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			0	9	8
Total Units:			220	81	38

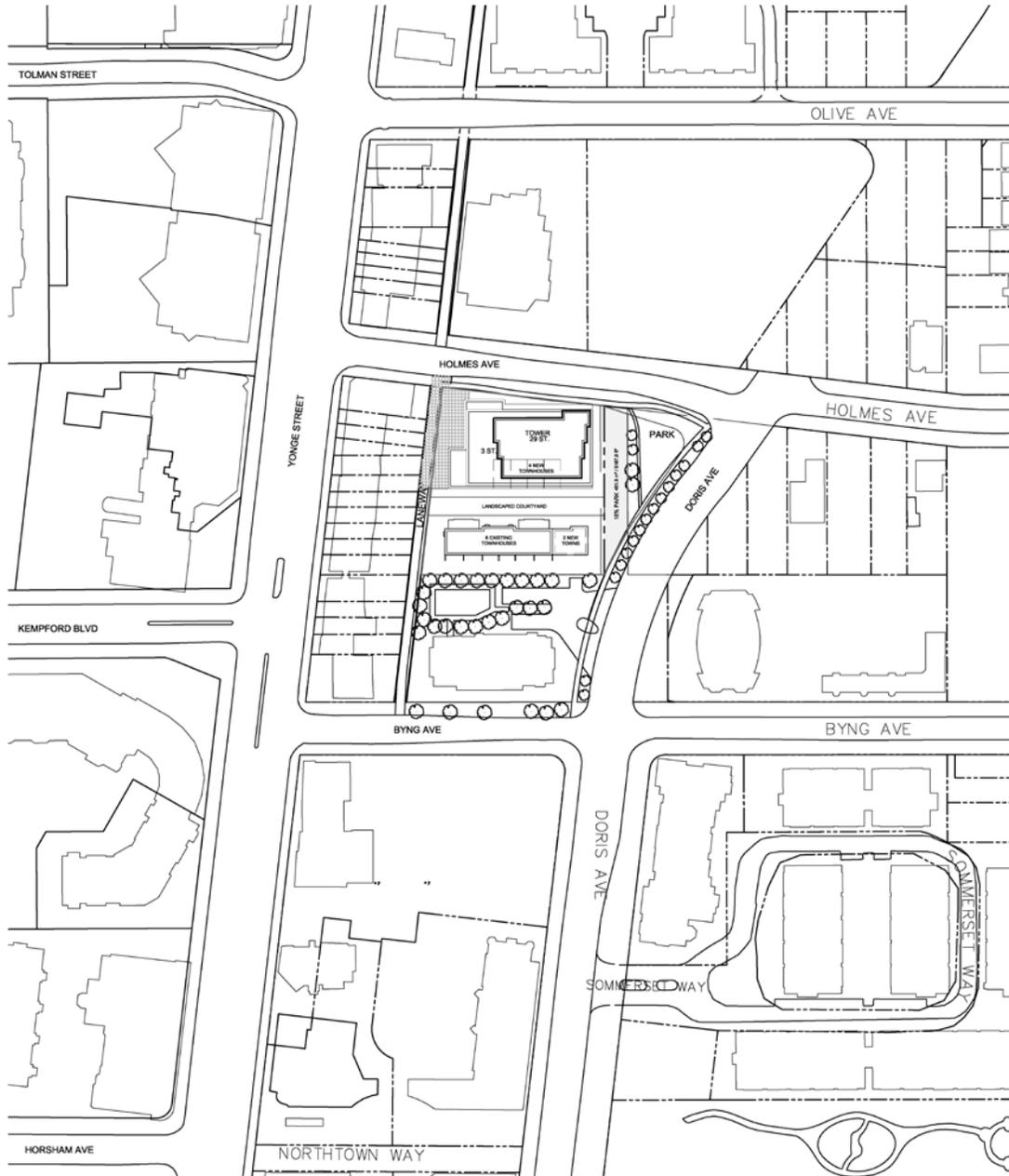
Parking and Loading

Parking Spaces: 138 Bicycle Parking Spaces: 338 Loading Docks: 1

CONTACT:

Jenny Choi, Planner
(416) 395-0108
Jenny.Choi@toronto.ca

Attachment 2: Location Map



Context Plan

Applicant's Submitted Drawing

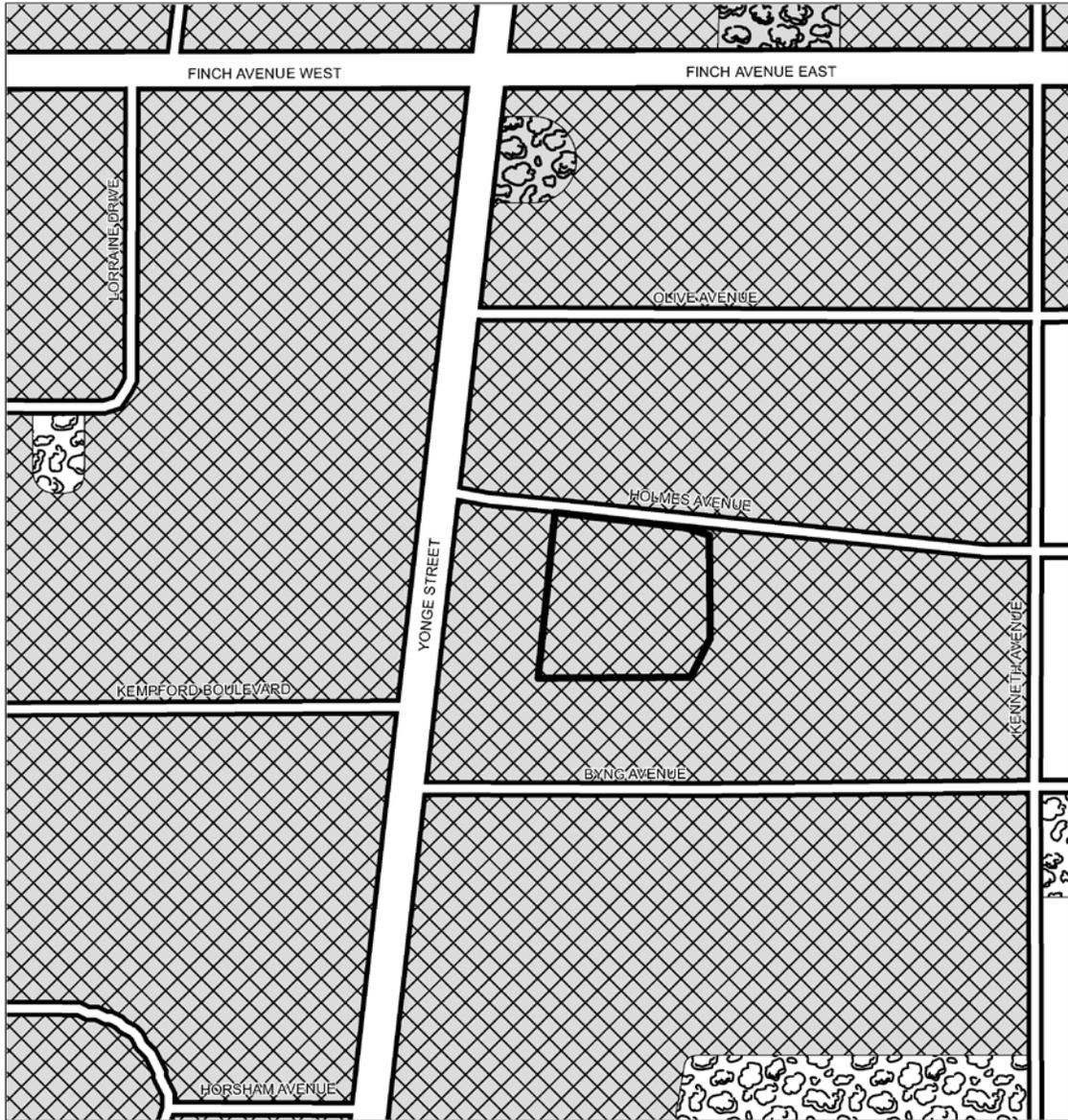
Not to Scale
05/17/2018



15-21 Holmes Avenue

File # 18 147351 NNY 23 0Z

Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

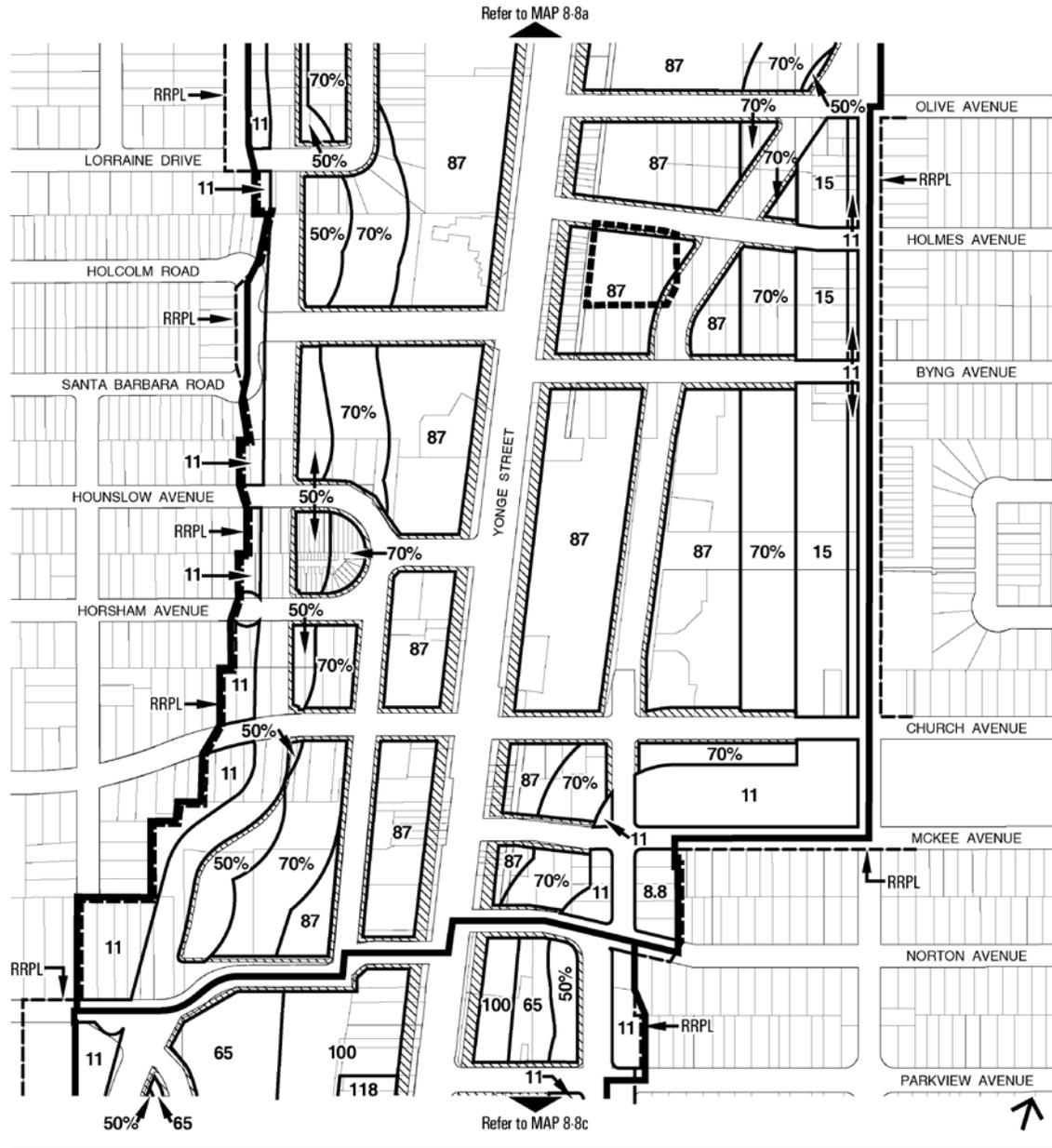
15-21 Holmes Avenue

File # 18 147351 NNY 23 0Z

- | | |
|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas |  Other Open Space Areas |

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Not to Scale
05/17/2018

Attachment 4: North York Centre Secondary Plan Height Limits



North York Centre Secondary Plan

MAP 8-8b Maximum Height Limits

- | | | |
|---------------------------------|---|---|
| Secondary Plan Boundary | Maximum 87m Above Grade | Relevant Residential Property Line (RRPL) |
| The Lesser of 8.8m or 2 Storeys | Maximum 100m Above Grade | Location of Application |
| The Lesser of 11m or 3 Storeys | Maximum 50% Horizontal Distance from RRPL | |
| The Lesser of 15m or 4 Storeys | Maximum 70% Horizontal Distance from RRPL | |
| Maximum 65m Above Grade | Street Facade Limit as per Section 5.3 of this Secondary Plan | |



November 2015

Attachment 5: Existing Zoning By-law 7625 Map



Zoning By-law 7625

15-21 Holmes Avenue

File # 18 147351 NNY 23 0Z

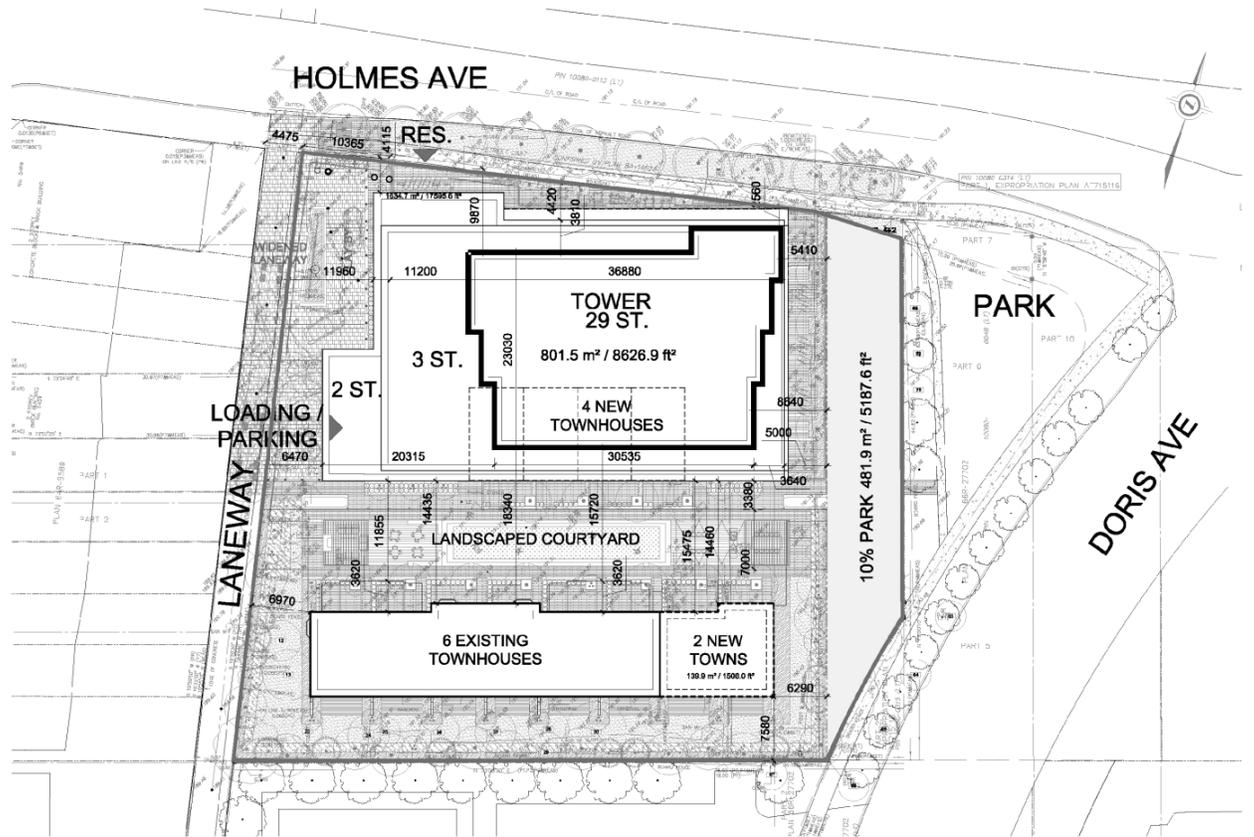
Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone

RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
C3 District Shopping Centre Zone
O1 Open Space Zone

Not to Scale
 Extracted: 05/17/2018

Attachment 6: Site Plan



Site Plan

Applicant's Submitted Drawing

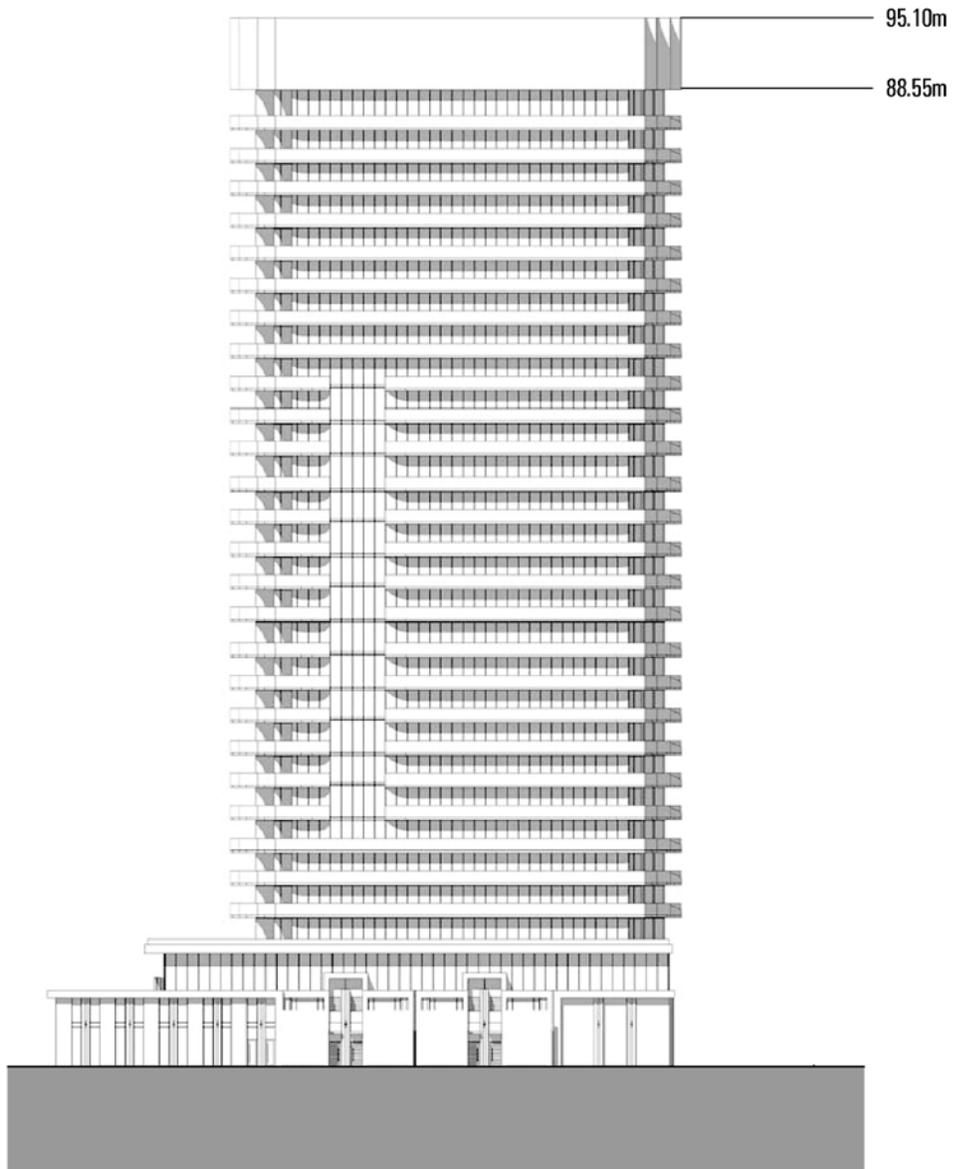
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15-21 Holmes Avenue

File # 18 147351 NNY 23 OZ

Attachment 6: Elevations

Attachment 7: South Elevation



South Elevation

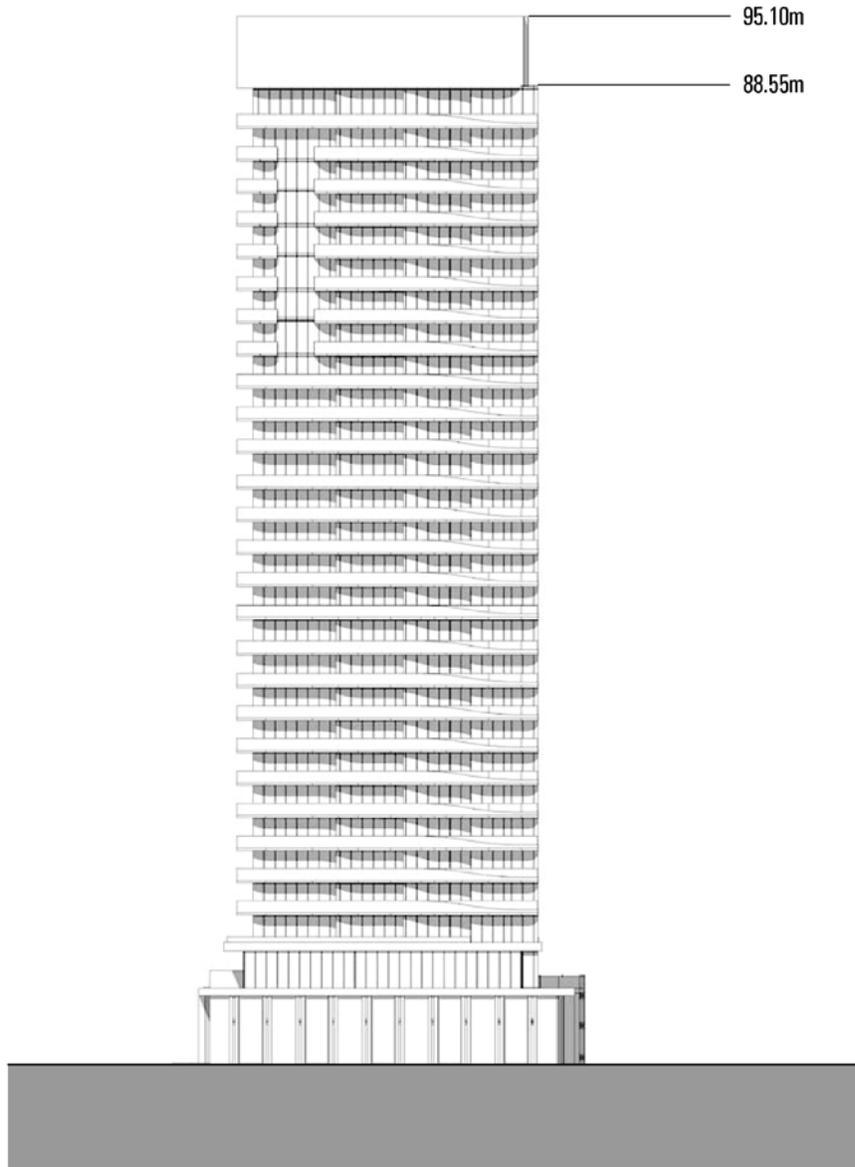
Applicant's Submitted Drawing

Not to Scale
05/17/2018

15-21 Holmes Avenue

File # 18 147351 NNY 23 OZ

Attachment 8: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
05/17/2018

15-21 Holmes Avenue

File # 18 147351 NNY 23 OZ
