

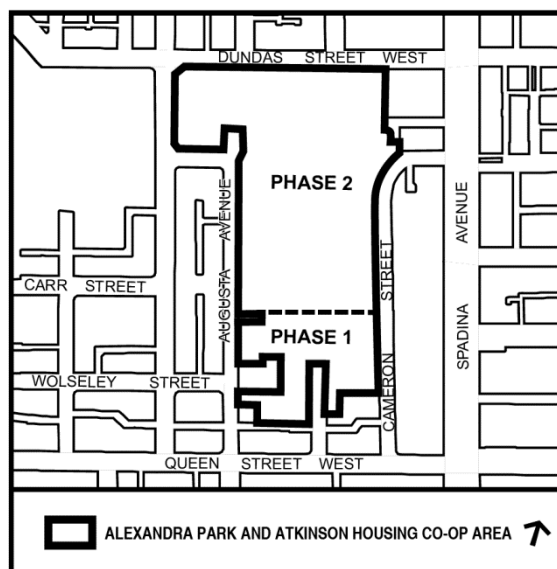
**Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Amendment, and Rental Housing Demolition and Conversion - Preliminary Report**

<b>Date:</b>	February 2, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	17 278596 STE 20 OZ (Official Plan and Zoning By-law Amendment) 17 278607 STE 20 SB (Draft Plan of Subdivision) 17 278611 STE 20 RH (Rental Housing Demolition and Conversion)

## SUMMARY

On July 13, 2012, City Council approved Official Plan Amendment No. 189, and on October 8, 2013, City Council approved Zoning By-law Amendments, and Rental Housing Demolition and Conversion applications to guide the Revitalization plan for the Alexandra Park and Atkinson Housing Co-operative lands located, generally between Queen Street West to the south, Spadina Avenue to the east, Dundas Street West to the north and Augusta Avenue to the west.

Phase 1 of the Revitalization, comprising a 14-storey residential building, a 15-storey residential building, 66 townhouse units and



the refurbishment of the existing apartment building at 20 Vanauley Street, is currently under construction south of the newly constructed Paul Lane Gardens.

The Toronto Community Housing Corporation (TCHC) and Tridel, the development partnership for both phases of the Revitalization, are proposing a number of changes to the previously approved Revitalization plan as it applies to Phase 2.

The proposed changes to Phase 2 of the Alexandra Park and Atkinson Coop Revitalization plan include an increase to the size of the on-site public park space, changes to the block pattern, relocation of the proposed community centre, changes to approved building heights and massing, the demolition and reconstruction of the apartment building at 73 Augusta Square, and general increases in floor area for both the market and social housing portions of the development.

This preliminary report summarizes proposed amendments to Official Plan Amendment No. 189 (2012), Zoning By-law Amendment 1710-2013, Rental Housing Demolition and Replacement applications (2013), and Draft Plan of Subdivision Approval (2014), which, together, implement the Revitalization of the Alexandra Park and Atkinson Housing Co-operative. This report provides preliminary information on these applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

City Planning staff will undertake a community engagement process and will continue to work with the applicant, area stakeholders and the Ward Councillor on resolving the matters raised in this report and comments arising through community engagement and the City's application review process.

A final report is targeted for the July 4, 2018 Toronto and East York Community Council meeting, if all required materials are submitted in a timely manner and when all outstanding issues have been addressed.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square together with the Ward Councillor;
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and,
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

In 1968, the Ontario Housing Corporation (Metro Toronto Housing and the Metro Toronto Housing Company Limited) developed the residential neighbourhood known as Alexandra Park. In 1986, CityHome constructed the Queen Vanauley apartment building. In 2003, a portion of Alexandra Park became the Atkinson Housing Co-operative Inc., the first public housing project in Canada to convert to a non-profit housing co-operative.

Today, the Atkinson Co-operative manages a majority of the site, while the Toronto Community Housing Corporation (TCHC) manages the Alexandra Park Apartments and Queen Vanauley apartments. Atkinson Housing Co-operative and TCHC are currently party to a long term lease and operating agreement for the management of 410 townhouse and apartment units.

In May 2010, the Toronto Community Housing Corporation Board approved an application to proceed with planning approvals to achieve a revitalization of the Alexandra Park and Atkinson Coop.

## **DECISION HISTORY**

A detailed history of the planning and development of the Revitalization Plan follows:

### **Official Plan Amendment Application**

On July 13, 2012, City Council adopted Toronto and East York Community Council (TEYCC) recommendations (Item TE6.20) including Official Plan Amendment No. 189 (Attachment 1).

The City Council and TEYCC decisions can be accessed at this link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.7>

The Final Report on the Official Plan Amendment can be accessed at this link:  
<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-48032.pdf>

### **Zoning By-law Amendment, Draft Plan of Subdivision, and Rental Housing Demolition and Replacement Applications**

On October 8, 2013, City Council adopted Toronto and East York Community Council (TEYCC) recommendations (Item TE26.9) which included Zoning By-law Amendment 1710-2013 and authorization to enter into Section 37 and 111 agreements to secure community benefits, matters of convenience and the replacement or refurbishment of all 806 social housing units on site. City Council was also advised that the Chief Planner and Executive Director intended to issue draft plan approval for the entirety of the revitalization site.

The City Council and TEYCC decisions can be accessed at this link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE26.9>

The Final Report on the Zoning By-law Amendment, Draft Plan of Subdivision, and Rental Housing Demolition and Replacement applications can be accessed at this link:  
<https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-60919.pdf>

### **Minor Variance Applications**

#### **Blocks 10 and 11**

On September 3, 2014, the Committee of Adjustment considered an application to vary the provisions of site-specific By-law 1710-2013, respecting Blocks 10 and 11, to increase the metric height of the 14-storey residential building on Block 11 and the townhouse units on Block 10, to decrease the number of residential and visitor parking spaces for vehicle and bicycles, and to decrease the window separation distance between buildings. City Planning staff did not object to the requested variances, which were approved by the Committee without conditions.

#### **Blocks 13, 14 and 15**

On September 22, 2016, the Committee of Adjustment considered an application to vary the provisions of site-specific By-law 1710-2013 respecting Blocks 13, 14 and 15 to increase the height and density of the permitted 12-storey, 14,650 square metre, residential building on Block 13 to a height of 15 storeys and total floor area of 17,559 square metres, reduce several required building setbacks, increase various permitted projections, and reduce the amount of required visitor parking spaces. Several variances to setbacks and dimensions of the townhouse units on Blocks 14 and 15 were also requested.

City Planning staff wrote to the Committee objecting to the increase in building height on Block 13, suggesting that an increase of 2 storeys, as opposed to 3, was supportable. City Planning staff did not object to any other variances, and requested that, as a condition of approving increased floor area and decreased vehicle parking, the applicant be required to make financial contributions in amount of \$100,000.00 toward the refurbishment of existing affordable housing units being retained throughout the Alexandra Park and Atkinson Co-op revitalization, and an additional \$100,000.00 toward improvements to pedestrian and/or cycling facilities within the Alexandra Park and Atkinson Co-op Community.

The Committee of Adjustment approved all requested variances, except for a variance requesting a reduction in visitor parking. The Committee failed to include the City's recommended condition requiring financial contributions toward affordable housing refurbishment and active transportation facilities within the Revitalization.

## **ISSUE BACKGROUND**

### **Original Revitalization Plan (2013)**

The currently approved Revitalization Plan for Alexandra Park and Atkinson Housing Co-operative Area comprises the demolition and replacement - at no cost to the City - of 806 social housing units and the development of approximately 1,540 new market units. The Plan includes new streets, a new centrally-located 0.62 hectare park space, a new minimum 1,100 square metre community centre, new social enterprise space, refurbishment of an existing day nursery space, and new ground floor retail space fronting Dundas Street West.

The Revitalization Plan divides the project into two phases. Phase 1 is currently in progress, comprising the construction of 14-storey and 15-storey residential buildings containing 445 market residential units, 66 standard townhouse units and the refurbishment of the 139-unit apartment building at 20 Vanauley Street.

Phase 2 includes the balance of market and social housing buildings, the new public park and community centre, and the refurbishment of apartment buildings at 73 and 91 Augusta Square.

### **Revised Revitalization Plan (2018)**

The subject applications propose revisions to Phase 2 of the Revitalization Plan. The changes include an increase to the size of the on-site park space, changes to the block pattern, relocation of the proposed community centre, significant changes to approved building massing and increases in the permitted building heights, the demolition and reconstruction of the 77-unit Atkinson Housing Co-op apartment building at 73-75 Augusta Square, and general increases in floor area for both the market and social housing portions of the development.

The revised plan also proposes live/work townhouse units within the podium of buildings situated on Dundas Street West and fronting Cameron Street, additional space within the Co-op office and day care at the reconstructed 73 Augusta Square building, and small local commercial units adjacent to the park space.

The proposed changes to the block layout, building footprints, height and massing of buildings, and park area are shown in Attachments 2 and 3, which reflect the Current Revitalization Plan and the Proposed Revitalization Plan, respectively.

A comparison of the more substantial changes between the current Revitalization Plan and the proposed plan are shown in the chart below. All numbers reflect phases 1 and 2 combined:

	<b>Current Revitalization Plan (2013)</b>	<b>Proposed Revitalization Plan (2018)</b>	<b>Difference</b>
Market Residential Floor Area (sq m)	123,110	143,271	+ 20,161
Number of Market Residential Units	1,540	1,812	+ 272
Replacement Social Housing Floor Area (sq m)	16,800	31,188	+ 14,388
Number of Replaced Social Housing Units	333	410	+ 77
Number of Refurbished Social Housing Units	473	396	-77
Total Number of Social Housing Units (Replaced + Refurbished)	806	806	0
On Site Park Area (sq m)	6,252	6,781	+ 529
New Community facility	Minimum 1,100 square metres	Minimum 1,100 square metres	No change

### **Reasons for proposed changes to the Revitalization Plan**

The proposed revisions to Phase 2 are necessitated, primarily, by the reconstruction of the apartment building at 73 Augusta Square. The original Revitalization Plan contemplates the refurbishment of the 77-unit apartment building at 73 Augusta Square. City Planning staff have been advised that this building has now deteriorated beyond the point where refurbishment makes long term financial sense, so replacement of the building is being proposed.

The proposed changes to Phase 2 include increasing the percentage of accessible units within the social housing units being replaced on site from 5% to 15%. This results in an increase in replacement social housing floor area.

The Alexandra Park and Atkinson Co-op Revitalization is being financed entirely through the introduction of market units to the site through a development partnership between TCHC and Tridel. The construction of additional market floor space is being proposed to offset the additional cost of both increasing the percentage of accessible social housing units and replacing the 77-unit building at 73-75 Augusta Square as opposed to refurbishing the building. A total of 272 additional market units are proposed within Phase 2 to finance these proposed changes to the Revitalization Plan.

The proposed changes to Phase 2 also include an increase to both the percentage and minimum sizes of 2 and 3 bedroom units in an effort to incorporate the Growing Up Draft Urban Design Guidelines into the design of the proposed market buildings. This results in an increase in market residential floor space.

## **Site and Surrounding Area**

The site is situated between Queen Street West to the south, Spadina Avenue to the east, Dundas Street West to the north and Augusta Avenue to the west. The site is approximately 7 hectares (18 acres) in size and includes townhouse units and apartment buildings.

The Alexandra Park community centre is located at 105 Grange Court. The building is owned by TCHC and operated by the Atkinson Housing Co-operative. It is located at the northeast end of the site, and offers programs and services to Alexandra Park residents and the surrounding community.

Other non-residential uses on the site include the City-operated Alexandra Park Child Care Centre at 73-75 Augusta Square and a small general store within the same building.

The site contains 245 parking spaces located in surface lots around the site and within one level of underground parking at the 20 Vanauley Street apartment building.

Vehicular access to the interior of the site is limited to emergency vehicles via a network of paved pedestrian and cycling paths. This network of paths provides access throughout the site and to adjacent neighbourhoods.

The following land uses and buildings are located adjacent to the subject site:

- North:** Low rise commercial main street buildings are situated on the north side of Dundas Street West. The Kensington Market neighbourhood is located north of Dundas Street West.
- East:** Retail and residential buildings with frontage on Spadina Avenue, ranging in height between three to ten storeys.
- South:** A mix of low-rise residential and commercial buildings as well as a YMCA are situated to the south. The Queen Street West Heritage Conservation District is also located to the south.
- West:** Various low-rise residential dwellings, Ryerson Public School, Scadding Court Community Centre and Alexandra Park, a city-owned park space, are situated to the west.

## **Planning Act, Provincial Policy Statement and Growth Plan**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

### **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, including land use studies. 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. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

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.

## **Official Plan**

The proposed redevelopment will be reviewed against the policies of the Official Plan, as a whole, including those in the Downtown, Built Form, and Public Realm sections of the Plan. Compliance with other relevant Policies of the Official Plan will also be addressed. The City of Toronto's Official Plan is available at the City's website at: [http://www1.toronto.ca/static\\_files/CityPlanning/PDF/chapters1\\_5\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf)

The Official Plan Urban Structure Map 2 identifies the subject site as part of the *Downtown and Central Waterfront*. The Official Plan Map 18 – Land Use designates the subject site as *Mixed Use Areas*, *Apartment Neighbourhoods*, and *Parks and Open Space Areas*. (Attachment 4)

### **The Downtown (2.2.1)**

The Downtown is a growth area and will continue to evolve as a healthy and attractive place to live and work. Growth is not envisioned to spread uniformly throughout the Downtown.

### **Healthy Neighbourhoods (2.3.1)**

Some of the properties to the west and south of the subject site are designated as *Neighbourhoods* in the Official Plan. The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) includes policies that guide development in *Mixed Use Areas* adjacent to *Neighbourhoods*.

### **Apartment Neighbourhoods (4.2)**

*Apartment Neighbourhoods* consist of apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Development within *Apartment Neighbourhoods* is intended to contribute to the quality of life in the City by providing transition to adjacent lower scale land uses, designing new buildings to limit shadow impacts, framing the edge of streets, creating a comfortable pedestrian realm, accommodating persons at all levels of mobility, and providing active ground floor uses adjacent to streets and open space areas.

### **Parks and other Open Spaces (4.3)**

*Parks and Open Space Areas* comprise Toronto's green, open space, natural and recreation areas. Development is generally prohibited in these areas except for recreational facilities, cultural facilities, and other public works and utilities. The sale or disposal of *Parks and Open Space Areas* is discouraged. City owned land in *Parks and Open Space Areas* may, however, be exchanged for other nearby land of equivalent or larger area with comparable or superior green space utility in certain circumstances.

### **Mixed Use Areas (4.5)**

*Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses and are intended to absorb, over time, a portion of Toronto's expected growth. *Mixed Use Areas* vary in scale and density subject to a site's attributes and context.

Official Plan directs that development within *Mixed Use Areas* will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights;
- take advantage of nearby transit services;
- locate and mass new buildings to 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 spaces;
- provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

### **The Public Realm (3.1.1)**

Public Realm policies in the Official Plan help guide the development of streets, sidewalks and boulevards.

Policy 3.1.1.6 requires that the design of sidewalks and boulevards provide safe, attractive, interesting and comfortable spaces for pedestrians.

Policy 3.1.1.14 outlines design considerations for new streets, including providing connections between adjacent neighbourhoods, dividing larger sites into smaller development blocks, providing access and addresses for new developments, allowing the public to freely enter without obstruction, creating adequate space for pedestrians, bicycles and landscaping, and providing access for emergency vehicles.

Policy 3.1.1.15 states that all new streets should be public streets and where appropriate, private streets should be designed to integrate into the public realm and meet the design objectives for new streets. The Public Realm policies provides further guidance on the development of new city blocks and development lots (Policy 3.1.1.16) and new parks and open spaces (Policy 3.1.1.17), both of which are applicable to the proposal.

### **Housing Policies (3.2.1)**

The Housing section of the Official Plan contains policies concerning the provision of a full range of housing, and maintaining and replenishing the housing stock within the City. In particular, Policy 3.2.1.7 addresses the redevelopment of social housing properties and requires that proposals which seek to remove social housing units, will secure:

- a) full replacement of the social housing units;
- b) replacement of social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- c) an acceptable tenant relocation and assistance plan addressing the provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement units and other assistance to mitigate hardship.

Policy 3.2.1.5 concerns significant new development on sites where existing rental housing will be kept. It requires that the existing rental housing with affordable and mid-range rents be secured as rental for a period of at least 20 years, and that any needed improvements or renovations to the existing rental housing be undertaken without pass-through of the costs in rents to the tenants.

### **The Natural Environment (3.4) and OPA 262**

Section 3.1.2 of the Official Plan includes policies which direct that both public and private city-building activities be environmentally friendly and incorporate elements of green design.

The recently approved and in-force Official Plan Amendment 262, which amended the City's Official Plan policies and mapping with respect to climate change and energy, the natural environment, green infrastructure and environmentally significant areas (ESAs), directs that new development provide opportunities for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.

### **Height and/or Density Incentives (5.1.1)**

Section 37 of the *Planning Act* gives municipalities authority to pass zoning by-laws involving increases in the height or density of development in return for the provision by the owner of community benefits. Section 5.1.1 of the Official Plan includes policies dealing with the use of Section 37. The policies state that Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities and include amongst other matters, rental housing to replace demolished rental housing.

### **Interpretation (5.6)**

The Official Plan is intended to be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

### **Official Plan Amendment 189 / Site and Area Specific Policy 383**

In addition to the above-noted policies contained within the Official Plan, Official plan Amendment 189 (OPA 189), approved by City Council in 2012, contains further site

specific policies to direct the Revitalization of Alexandra Park and Atkinson Coop. These policies are found in Chapter 7 of the Official Plan under Site and Area Specific Policy 383 (SASP 383). SASP 383 contains, among other matters, policies regarding the replacement of social housing units, the principle of zero-displacement, community benefits, required updates to plans and studies as each phase of the development progresses, and the following vision statement:

The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

The Vision Statement and Maps forming part of SASP 383 are appended to this report (Attachment 1). The subject applications request amendments to SASP 383.

### **Official Plan Amendment 320**

On December 10, 2015, City Council approved Official Plan Amendment 320 to revise the *Healthy Neighbourhoods*, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Official Plan. The changes to these policies clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods.

### **Zoning By-law**

Site specific Zoning By-law 1710-2013, which amends By-law 438-86, applies to the entirety of the subject site. Lands generally fronting Dundas Street west are zoned "MCR(h)" Mixed Use, while lands interior to the site are zoned "R4A" and "R4A(h)" Apartment Residential. Future park land on site is zoned "G(h)" Park. Lands within Phase 2 are all subject to a holding provision, denoted by the (h) symbol. Development of sites within Phase 2 is only permitted once the holding provision has been lifted by City Council. The By-law contains a detailed list of items which must be submitted, to the satisfaction of various City Divisions, prior to the lifting of the holding provision on any part of Phase 2.

The By-law also details the permitted uses, maximum permitted floor areas, maximum permitted building height, angular plane transition dimensions, required setbacks and separation distances, encroachment permissions, minimum amenity space requirements, and parking and loading requirements for all property within the Revitalization. In

addition, the By-law contains several diagrams illustrating the permitted building envelope on each block within the Revitalization.

The complete By-law text can be reviewed at the link below:

<https://www.toronto.ca/legdocs/bylaws/2013/law1710.pdf>

City-wide By-law 569-2013 does not apply to the subject site.

The subject applications request amendments to the site specific zoning.

### **Site Plan Control**

Development blocks within Phase 2 are subject to Site Plan Control. No Site Plan Control applications have yet been submitted for sites in Phase 2.

### **Draft Plan of Subdivision**

Section 51 of the *Planning Act* requires that lands to be conveyed to the City be described within a registered plan of subdivision. Prior to registration, and in considering a draft plan of subdivision, the City is required to have regard for, among other matters, safety, convenience, accessibility for persons with disabilities, adequacy of utilities and municipal services. The City may also impose conditions of approval to the plan of subdivision, including, but not limited to the requirement to dedicate lands for public uses, at no cost to the City.

Draft Plan Approval is delegated, by By-law 229-2000, to the Chief Planner and Executive Director, City Planning Division. Draft Plan approval for the entire Revitalization lands was issued on May 20, 2014. The Subdivision comprising the lands in Phase 1 of the Revitalization was registered on June 24, 2015, as Registered Plan 66M-2524.

The subject applications request amendments to the previously issued Draft Plan Approval and Draft Plan Conditions. A separate new Subdivision Agreement will be required for the Phase 2 lands.

### **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 (including social 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 Ontario Municipal Board.

A Section 111 Agreement, which secures the replacement or refurbishment of all 806 social housing units within the Alexandra Park and Atkinson Housing Co-operative community, including tenant reallocation and assistance plans, was registered on February 11, 2014. The subject applications propose amendments to the Section 111 Agreement, including securing the replacement of the 77 units at 73-75 Augusta Square now proposed to be demolished.

## **Phasing**

The Revitalization is a phased redevelopment. Phase 1 of the revitalization, comprising a 14-storey residential building, a 15-storey residential building and 66 townhouse units, is currently under construction south of the newly constructed Paul Lane Gardens. Phase 2, being larger and more complex than Phase 1, will occur in several yet-to-be-determined sub-phases on the lands north of Paul Lane Gardens.

The provision of necessary facilities and infrastructure improvements to accommodate the Revitalization is, and will continue to be, the responsibility of TCHC and its development partner, Tridel. These facilities and improvements, including a new park space, new roads and piped services, and delivery of community benefits, are secured in the current Section 37, Section 111 and Subdivision Agreements registered on the site.

Consideration of the subject applications will include review of changes to the phasing-related details secured in the Official Plan, Zoning By-law and the Subdivision, Section 37 and Section 111 Agreements.

## **Urban Design Guidelines**

The Alexandra Park Urban Design Guidelines were endorsed by City Council on October 8, 2013. The Guidelines provide direction on achieving an attractive, animated and comfortable public realm and built form, with a pedestrian and community-oriented focus. The Guidelines incorporate the Guiding Principles in OPA 189, and respond to the streets, blocks and parkland pattern detailed in the Revitalization Plan. The Guidelines also identify the treatment of at-grade uses, setbacks, open space and streetscape design, sustainability, servicing and phasing.

The City will review and continue to implement the intent of the Guidelines. Instances where this is no longer possible will be detailed in a Final Report on the subject applications.

### **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>

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The original Revitalization Plan included 4 towers, subject to specific built form criteria contained in both Zoning By-law 1710-2013 and OPA 189. The revised plan proposes additional towers with increased dimensions. City Planning staff will look to the above-noted guidelines when making comments on the scale and form of the proposed towers.

### **Midrise Building Guidelines**

The City's Performance Standards for Midrise Buildings are typically applied to proposed mid-rise buildings along *Avenues* as indicated by Official Plan Map 2. The Performance Standards for Midrise Buildings provide a useful framework with which to consider the appropriateness of mixed-use developments adjacent to *Neighbourhoods* and areas of lower scale. City Planning staff will have regard for these guidelines in the review of the subject applications.

### **TOcore: Proposed Downtown Plan (2017)**

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city.

TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.



Building on Downtown's existing planning framework and drawing on best practices within the City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018.

Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

The Council decision and Proposed Downtown Plan are available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>

### **Growing Up: Planning for Children in New Vertical Communities**

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. The Growing-Up Draft Urban Design Guidelines will be considered in the review of the subject applications.

The Council Decision and draft guidelines are available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

### **Pre-Application Consultation**

The subject applications have been submitted following significant pre-consultation input from a number of sources. Several pre-application consultation meetings were held with City staff, TCHC staff, Tridel, and the applicant's team of consultants. The TCHC design

review panel also reviewed the preliminary Phase 2 plans on two occasions and City Planning staff issued pre application comments to the applicant.

### **Pre-Application Consultation Meetings**

A pre-application community consultation drop-in meeting was held on Saturday, September 23, 2017, at 105 Grange Court - Alexandra Park Community Centre.

City staff and the applicant have also met several times in 2017 with the Revitalization Steering Committee, which includes residents of Alexandra Park and Atkinson Co-op and the Ward Councillor.

Comments from the pre-application consultation meeting and the Revitalization Steering Committee meetings are generally summarized below:

- The community was strongly in favour of continuing the principle of Zero Displacement;
- Most residents were of the opinion that stacked townhouses should be removed entirely from the revised plans;
- Some concerns were raised about townhouse units located in the base of tall and mid-rise buildings, while others expressed support for the accessibility advantages of podium units;
- The provision of “through” townhouse units, and basements in all townhouse unit types, was noted as a priority;
- There was general support for exploring more accessible options in the replacement townhouse units;
- There was support for the back-to-back townhouse designs;
- The replacement of 73-75 Augusta Square, as opposed to the building’s refurbishment, was supported;
- Generally support was expressed for the centrally located, larger community centre, though questions regarding programming, interface with the park, and the location of basketball courts were noted as matters to be resolved;
- The creation of additional affordable housing units with the Atkinson Cooperative was noted as a priority;
- There were a range of comments on the proposed north/south vehicular connection along the east side of the proposed park. Some did not support a direct vehicle connection through in this area. A pedestrian and cycling connection in this area was generally supported;

- Many comments on the design and layout of townhouses, apartments and common areas were expressed, including the provision of ground floor bedrooms and more storage space; and,
- Questions about the design, usability, and programming of the green space and community centre were raised.

### **TCHC Design Review Panel**

The Toronto Community Housing Design Review Panel met to discuss the proposed changes to Phase 2 in July and October 2017. The Panel provided the following comments:

- Given the site's downtown context, it was suggested that additional market and social housing floorspace be accommodated in Phase 2 by decreasing the number of townhouses, and increasing the number of multi-unit residential buildings;
- The Panel advised that the design of the POPs spaces within the courtyards of the Dundas Street-facing buildings be safe, open, and accessible;
- The Panel proposed allowing retail and active uses along the central green space to encourage southbound pedestrian movement from Kensington Market towards Queen Street West and animate the central part of the site;
- The Panel had mixed opinions on the need to allow vehicle traffic on the north/south connection east of the central green space; and,
- The panel expressed some concerns about the relationship between the tall buildings and the townhouses and POPS, given their location and proximity.

### **Pre-Application City Comments**

On July 28, 2017, following several meetings with the applicant and their consultant team to discuss preliminary plans for Phase 2, City Planning staff issued a comment letter to the applicant summarizing comments, concerns and opportunities presented by revisiting Phase 2.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the applications:

- Revised Master Plan, prepared by Urban Strategies Inc.
- Draft Plan of Subdivision, prepared by Urban Strategies Inc. and JD Barnes Limited;

- Boundary Plan of Survey, prepared by JD Barnes Limited;
- Planning Rationale Report, prepared by Urban Strategies Inc.;
- Community Services + Facilities Study Update, prepared by Urban Strategies Inc.;
- Housing Issues Report, prepared by Urban Strategies Inc.;
- Building Mass Model, prepared by Urban Strategies Inc.;
- Sun/Shadow Study, prepared by Urban Strategies Inc.;
- Pedestrian Wind Assessment, prepared by Novus Environmental;
- Functional Servicing Report, prepared by GHD;
- Stormwater Management Report, prepared by GHD;
- Preliminary Hydrogeological Assessment, prepared by EXP;
- Transportation Impact Study, prepared by BA Group; and,
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on January 26, 2017.

### **Issues to be Resolved**

The Alexandra Park and Atkinson Co-op Revitalization is an important City Building initiative. The Revitalization is an opportunity to create new affordable housing, market housing, green space, social enterprise opportunity, recreation space, community facilities, and better connect the Alexandra Park and Atkinson Co-op Community to the surrounding neighbourhoods.

The subject applications propose some significant changes to parts of the previously approved Revitalization Plan. It is paramount that any changes to the plan continue to implement the Guiding Principles and Vision for the Revitalization. The Vision and Principles were developed in close consultation with the community over a period of several years.

Continued consultation with the community is an important component of the City's review of this application. Revitalizations of this nature occur within communities where some residents have been living for many years. These residents may continue to live, via the Zero Displacement approach, throughout the phased demolition and construction work. Consultation is critical in ensuring that the completed Revitalization reflects and enhances the nature of the current Alexandra Park and Atkinson Coop Community.

City Planning staff will work with the applicant, their team, and the community, to address the following matters toward a revised Revitalization Plan that continues to appropriately implement the Vision and Principles.

### **Social Cohesion**

The concept of 'Social Cohesion' is a key part of the Vision for the Revitalization. This concept must continue to inform the location and layout of new buildings and public spaces within Phase 2.

Blocks 12 through 15 in Phase 1, currently under construction, include market and social housing replacement units in similar forms with market townhouses and apartment units existing on the same block as social housing replacement townhouses and apartments. The open space on Block 13 has also been designed collaboratively with the community and is accessible to all residents of both the market and social housing units. These blocks serve as an example for subsequent phases of development in this regard.

City Planning staff will work with the applicant to achieve more combined market / social housing apartment buildings in Phase 2. Townhouse units proposed at the base of towers and mid-rise buildings may create an opportunity to allocate replacement social housing units within the same buildings as market units. The design of privately owned public space in Phase 2 will ensure accessibility and programming for all residents of the Revitalization.

### **Different Townhouse Types**

The revised proposal reduces the number of standard townhouses and stacked townhouses as the primary form of replacement social housing units, and increases the number of back-to-back townhouses and podium townhouses.

City Planning staff acknowledge that there is limited space available to accommodate the numerous objectives detailed in the Revitalization Plan and that moving away from a traditional townhouse form may allow for additional publicly accessible open space, community space, and/or social enterprise space within the Revitalization. The proposed shift to other townhouse types also presents an opportunity to grow the amount of affordable housing within the Revitalization. Currently, the proposal does not include any additional social housing units within the Revitalization, except for any units which may be funded via previously agreed-upon Section 37 contributions.

The City will work with the applicant to ensure that the proposed change in townhouse forms results in improvements to the Revitalization Plan, including increased public open space and affordable housing, and that all replacement units continue to comply with the City's rental housing replacement policies.

### **North-South Connection**

The revised plan shows a north/south connection from Queen Street West to Grange Avenue. This connection is intended to help resolve the insular nature of the site as it existed prior to the revitalization commencing. City Planning staff support a connection in this space and will work with the applicant to restrict vehicle access in this space. This connection should prioritize pedestrians and cyclists, be accessible to emergency vehicles when necessary, and should tie into the adjacent park space in a way which enhances the utility of both spaces.

City Planning staff will work with the applicant to address design and access issues related to access and servicing of units proposed fronting the "Central Green" park space.

### **Park Space - “Central Green”**

The proposed revisions to Phase 2 include a larger park space. The City is reviewing the differences in size, usability and sun/shadow impacts, between the previously approved 0.63 hectare park space and the proposed 0.67 hectare park space, referred to as the “Central Green”.

The park in the current Revitalization Plan widens toward the south at its frontage on Paul Lane Gardens. The proposed relocation of the community centre creates a much narrower park frontage at this location. City Planning staff suggest that the footprint, ground floor programming and exterior materials of the community centre be designed to open up the south access into the park space as much as possible. This will also help improve the visibility and accessibility of the Central Green from the public streets.

While the north/south connection and the east/west driveway bisecting the park space will not form part of the parkland conveyed to the City, the City will explore design opportunities to augment the recreation functions of the park space within the north/south connection and, possibly, on the east/west driveway.

City Planning staff suggest that some of the space fronting the new Central Green be comprised of active, potentially commercial uses, both as part of the programming of the community centre and as general local-serving commercial space.

City staff will review and confirm whether the proposed location, size and dimensions of the parkland are satisfactory, ensure adjacent spaces relate appropriately to the park and ascertain the amount of cash-in-lieu of parkland as a result of the additional proposed density.

### **Privately Owned Public Spaces**

The revised plan includes privately owned publicly accessible courtyard spaces within the proposed buildings fronting Dundas Street West. The City will secure these proposed courtyard spaces be publicly accessible, with adequate visibility and include multiple access points.

### **Community Recreation Centre**

The proposed revisions to the plan relocate the replacement community centre and appear to remove the two ground level basketball courts from the previous plan. While the design and programming of the community centre will be developed in consultation with the community, City Planning staff will work with the applicant to reintroduce the basketball courts.

As was the case with previous approvals, the new community centre will be required to be completed and operational prior to the closure and demolition of any part of the existing community facility at 105 Grange Court.

### **Tall Buildings and Buildings fronting Dundas Street West**

The current Revitalization Plan includes four (4) tall buildings, all located within Phase 2. Policies in OPA 189 define a 'Tall Buildings' as being between 13 and 17 storeys in height, subject to a maximum floorplate of 750 square metres above podiums of 7-8 storeys, a 45-degree angular plane transition from Dundas Street West and other criteria.

The proposed revision to the plan includes seven (7) Tall Buildings, one (1) of which exceeds a height of 17 storeys, at 21 storeys. Six (6) of the proposed tall buildings, including the 21-storey building, front onto Dundas Street West and feature significant changes to the previously approved massing detailed in the Revitalization Plan. The proposed street walls of these buildings have been lowered to 3-storeys, building mass, specifically floor plates above the podium level, has increased, tower separation distance has diminished in some instances, and each of the buildings encroaches into the prescribed 45-degree angular plane.

City Planning staff will review the proposed changes to the scale and mass of all proposed buildings with regard for the following:

- Limiting light, view and privacy impacts on adjacent properties streets, parks, open spaces;
- Appropriateness of encroachments into the angular plane;
- Appropriateness of the proposed additional building height;
- Achieving appropriate tower separation distance to other towers and adjacent sites;
- Introducing some variation and articulation in the street wall height, given the length of Dundas Street West that will eventually be reconstructed;
- The relationship of the buildings to the context on the north side of Dundas Street West and Kensington Market;
- The relationship of the buildings to the context on the east side of Cameron Street;
- Resolving the abrupt relationship of the proposed 21-storey tower with the connecting townhouses on the north and south side of Grange Avenue; and
- Other building form and scale matters which may arise through City review, consultation and subsequent plan revisions.

City staff will work with the applicant to explore and resolve the above built form and building scale matters.

### **Phasing / Zero Displacement**

The City will work with the applicant on securing a revised approach to phasing that maintains the principle of Zero Displacement.

### **Other Matters to be Reviewed**

The following additional matters will be reviewed and addressed within the context of these applications:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the City's Official Plan policies;
- Consistency with the Tall Building Design Guidelines, including built form, transition in scale, sunlight and skyview, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, tower placement, separation distance, site servicing and access, pedestrian realm, publicly accessible open space, and sustainable design;
- Compatibility of the proposed uses with adjacent areas and any necessary mitigation measures;
- Appropriateness of the proposed unit mix;
- Consistency with the City's Growing Up: Planning for Children in Vertical Communities Guideline;
- The mechanism to secure any existing rental units proposed to be demolished and replaced through this development application in accordance with City policy, including a tenant relocation and assistance plan;
- The manner in which the proposed daycare addresses the requirements of the *Day Nurseries Act*;
- Appropriate servicing required to accommodate the proposal;
- Adequacy of community services and parkland in the area;
- Assessment of traffic generation and flow and their impacts to the existing transportation network;
- The location and amount of proposed bicycle parking spaces;
- Conformity to the Toronto Green Standard; and,



- Potential Section 37 benefits being provided in exchange for a supportable increase in height and/or density.

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

## **Conclusion**

The Alexandra Park and Atkinson Co-op Revitalization is an important City Building initiative. The Revitalization is an opportunity to create new affordable housing, market housing, green space, social enterprise opportunity, recreation space, community facilities, and better connect the Alexandra Park and Atkinson Co-op Community to the surrounding neighbourhoods.

The subject applications propose amendments to the previously approved Revitalization Plan for Alexandra Park and Atkinson Co-operative. The proposed revisions primarily include increases in the scale, height and floor space of both Toronto Community Housing and market apartment buildings, changes to the type of replacement townhouses, the replacement of 73 Augusta Square, an increased park space and the relocation of the new community centre.

The City will continue to work with the applicant, area stakeholders and the Ward Councillor on collaboratively resolving the matters noted in this report and comments arising through community engagement and the City's application review process in a manner which continues to implement the goals, objectives, and principles which have informed the Revitalization work to date.

A final report is targeted for the July 4, 2018 Toronto and East York Community Council meeting, if all required materials are submitted in a timely manner and when all outstanding issues have been addressed.

**CONTACT**

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**SIGNATURE**

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Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

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**ATTACHMENTS**

Attachment 1: Site and Area Specific Policy 383 - Vision Statement and Maps

Attachment 2: Approved 2013 Revitalization Plan

Attachment 3: Proposed 2018 Revitalization Plan

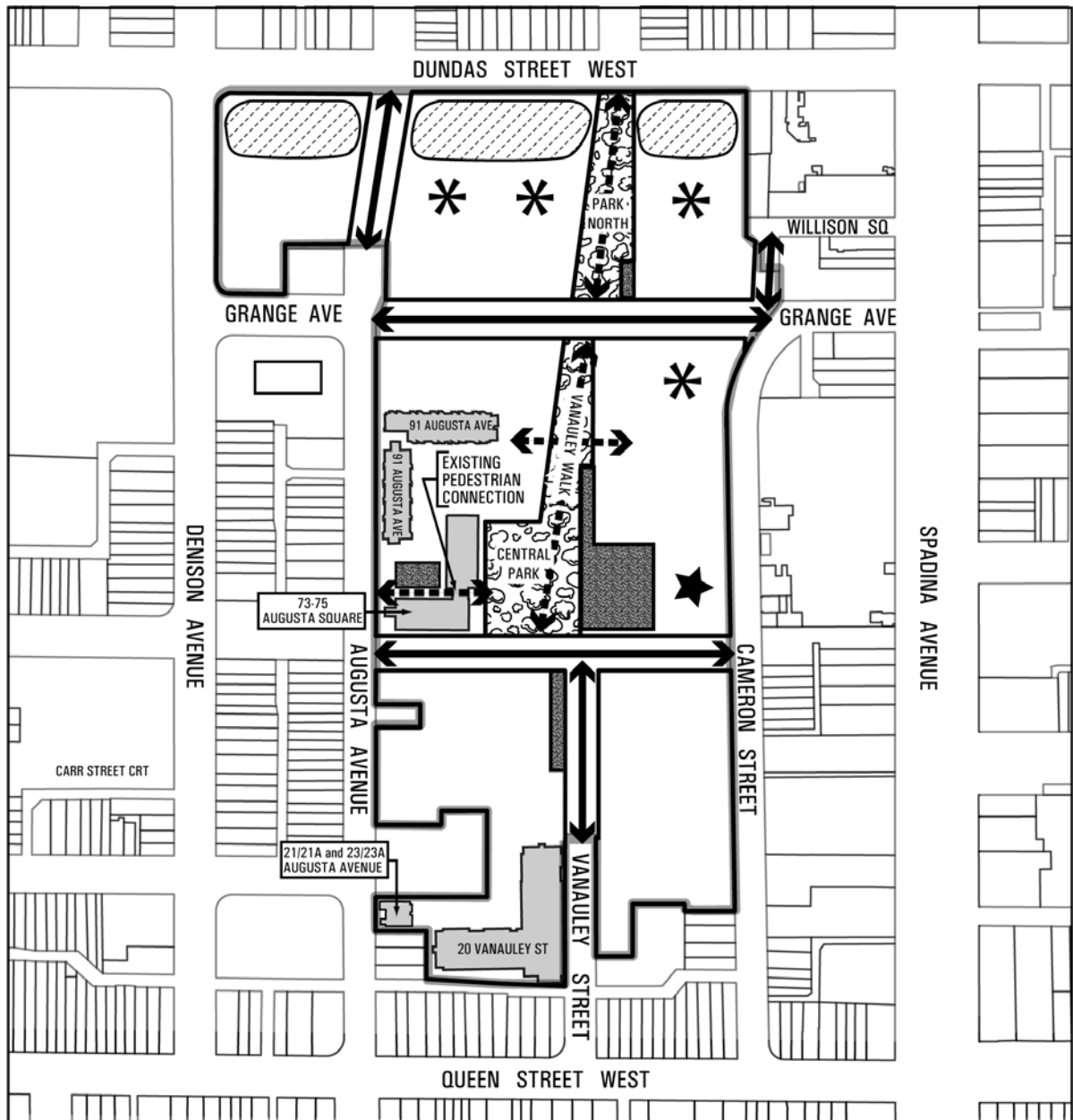
Attachment 4: Official Plan Land Use Designations – Map 18 Excerpt

Attachment 5: Application Data Sheet

**Attachment 1:**  
**Site and Area Specific Policy 383 (Vision Statement and Maps)**

a) Vision Statement

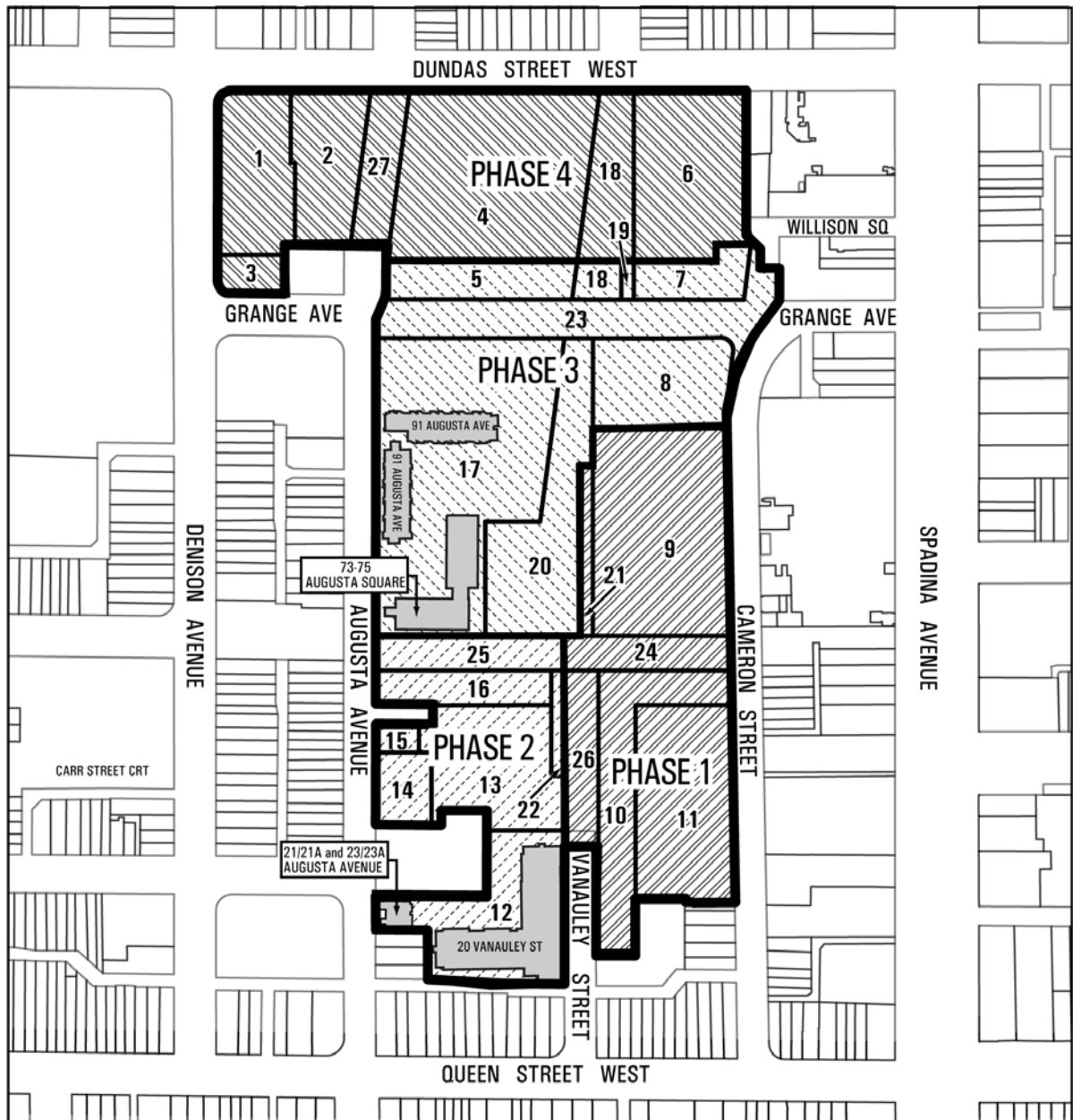
The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.






Map 1 of 3  
Alexandra Park Area Structure

 ALEXANDRA PARK AND ATKINSON HOUSING CO-OP AREA	 DUNDAS COMMERCIAL FRONTAGE	 EXISTING BUILDINGS TO BE RETAINED
 PUBLIC PARK	 PUBLIC STREET ACCESS	 TOWER LOCATIONS
 PUBLICLY ACCESSIBLE PRIVATE OPEN SPACE	 PEDESTRIAN PRIORITY ACCESS	 COMMUNITY RECREATION HUB





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Map 2 of 3  
Phasing

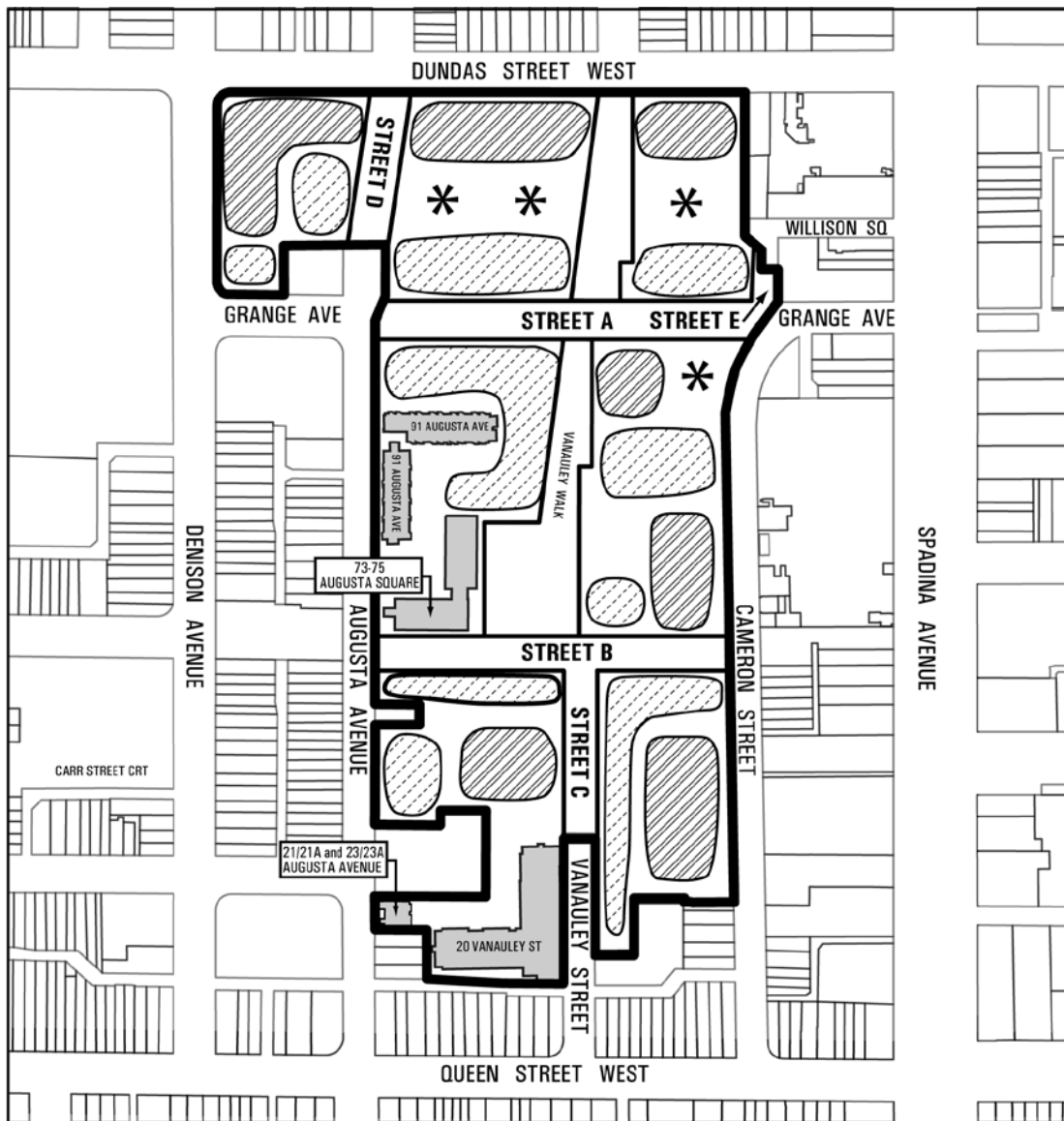
-  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP AREA
-  BLOCK
-  EXISTING BUILDINGS TO BE RETAINED

PHASING

-  PHASE 1
-  PHASE 2
-  PHASE 3
-  PHASE 4



Not to Scale  
05/28/2012

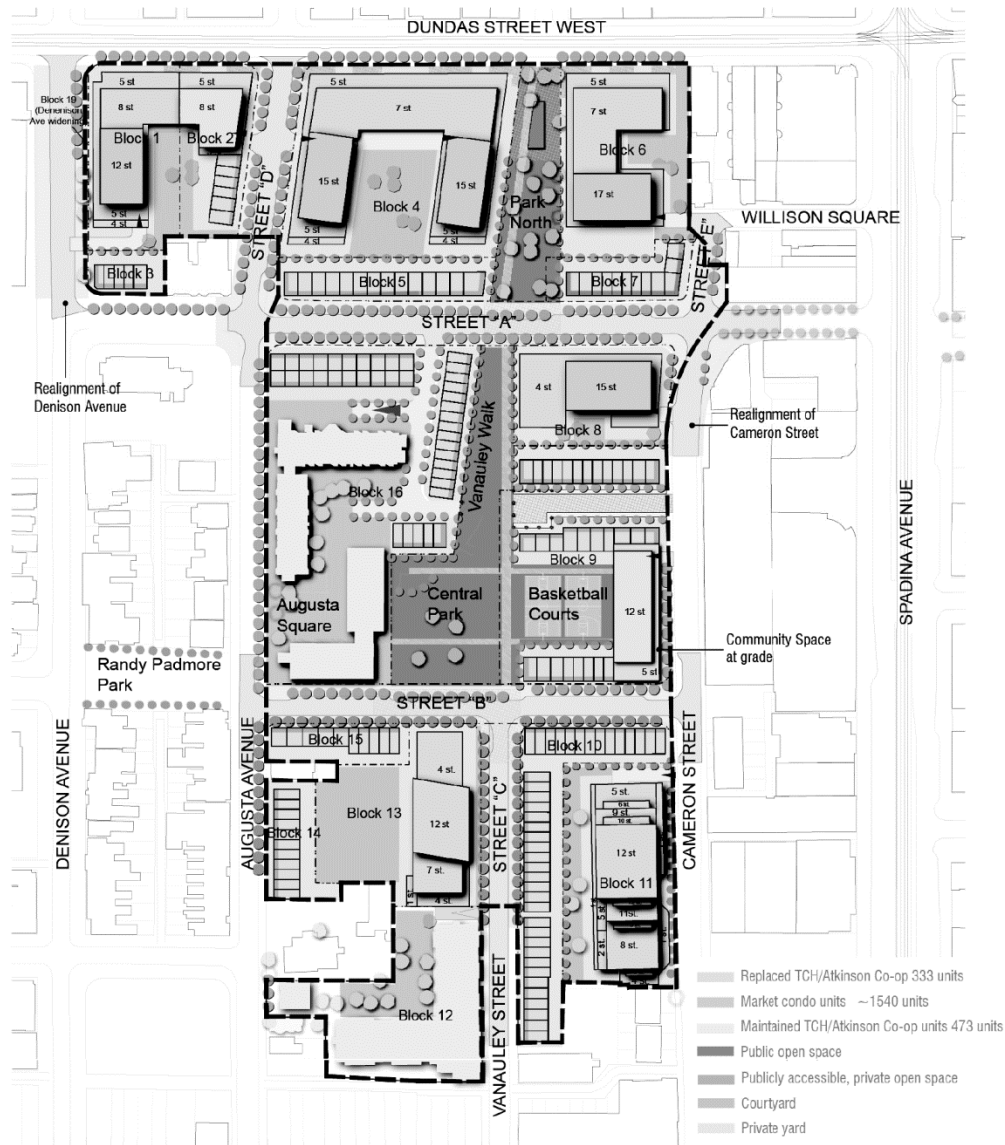


Map 3 of 3  
Building Type Areas



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## Attachment 2: Approved 2013 Revitalization Plan



### Current Revitalization Plan

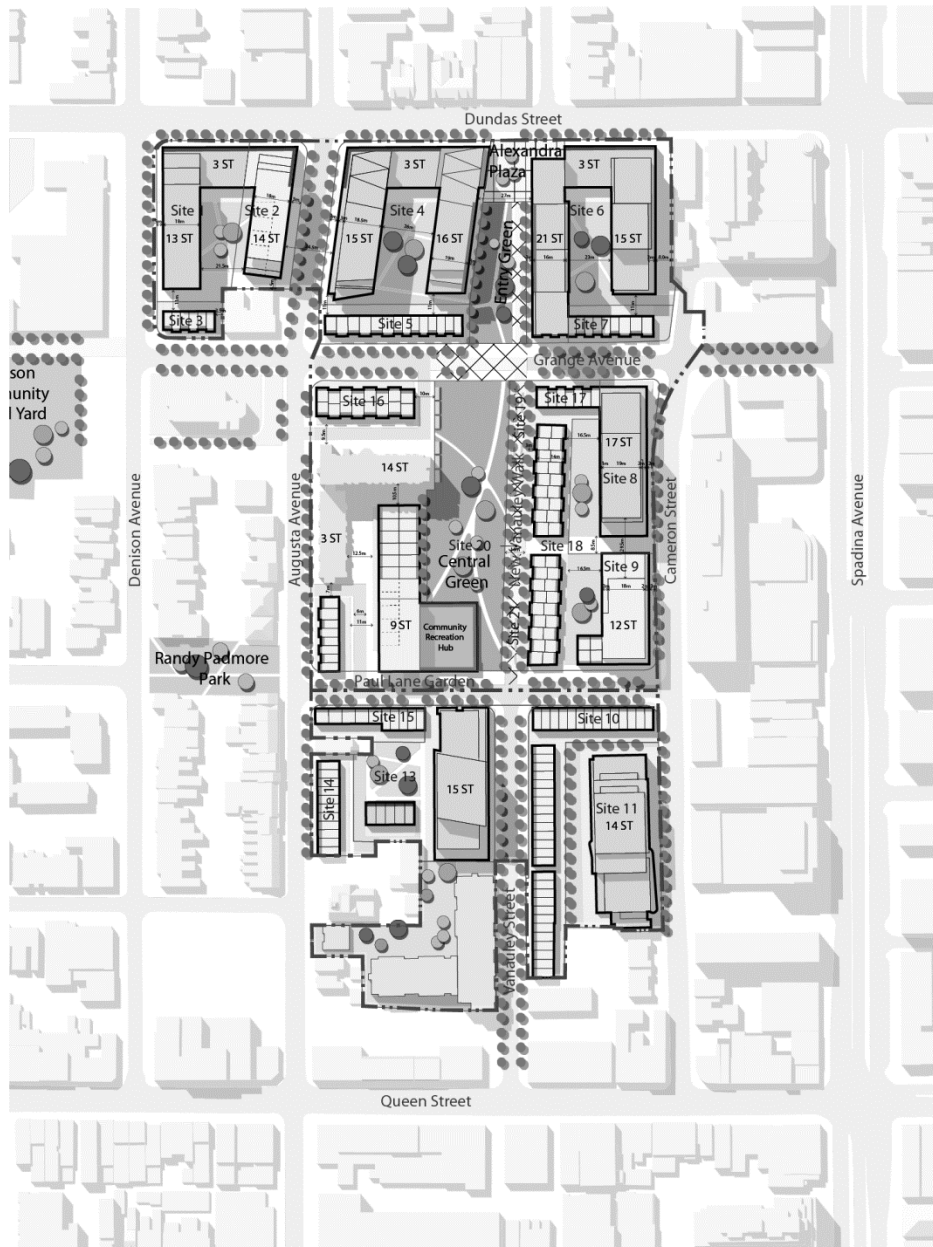
Applicant's Submitted Drawing

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01/25/2018

### 571 Dundas Street West

File # 17 278596 STE 20 02

### Attachment 3: Proposed 2018 Revitalization Plan



## Proposed Revitalization Plan

571 Dundas Street West

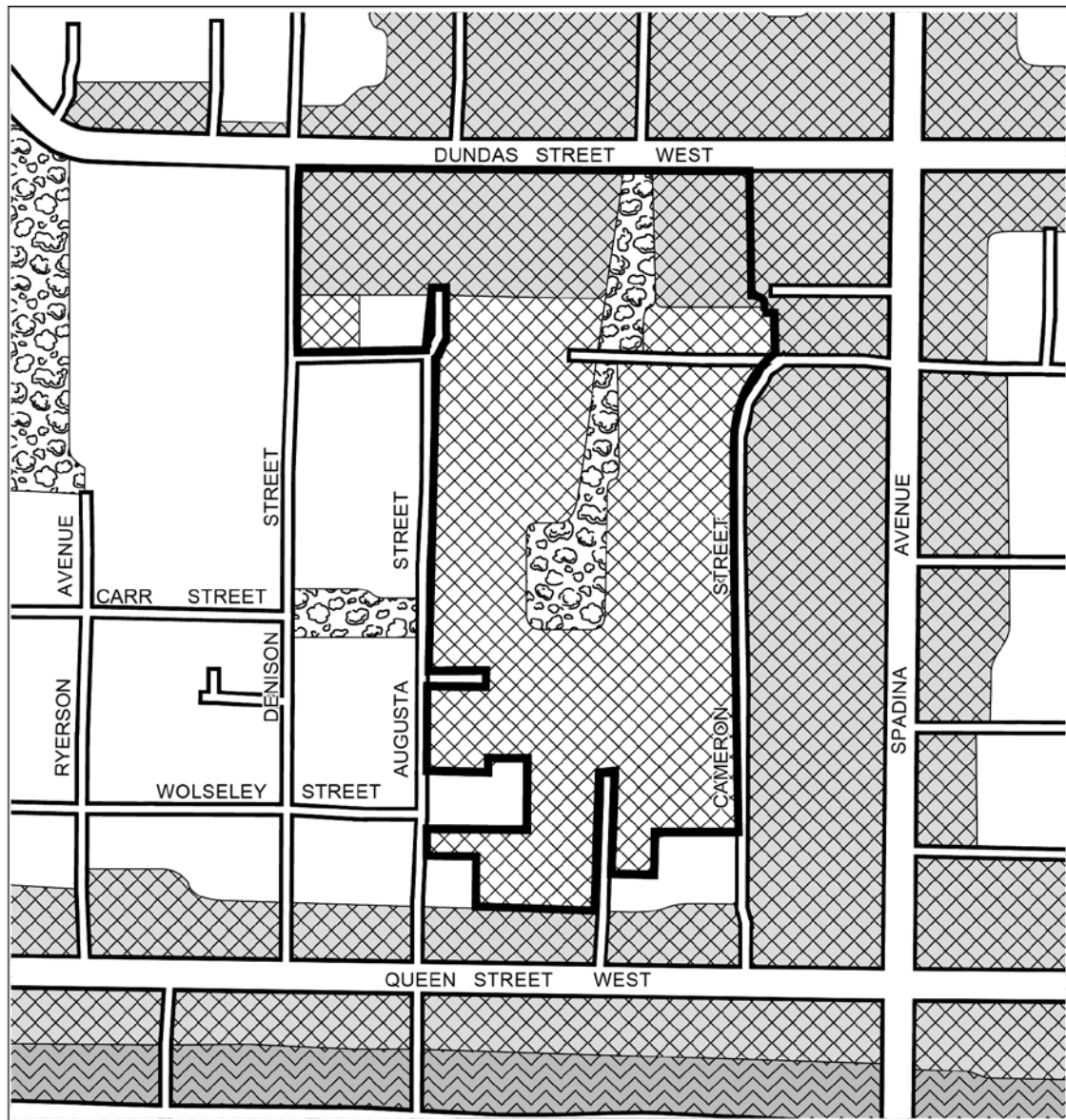
Applicant's Submitted Drawing

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01/25/2018

File # 17 278596 STE 20 0Z



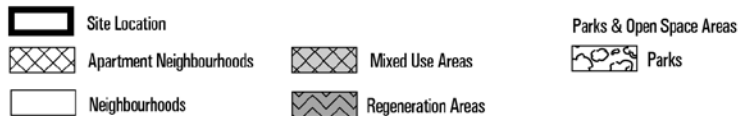
## Attachment 4: Official Plan Land Use Designations – Map 18 Excerpt



**TORONTO** City Planning  
Official Plan

571 Dundas Street West

File # 17 278596 STE 20 02



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01/08/2018

## Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 278596 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	Dec 22, 2017
Municipal Address:	571 DUNDAS ST W		
Location Description:	PLAN 88 LOTS 10 TO 33 CLSD LANE PLAN 333 LOTS 1 TO LOT 25 PLAN D94 LOTS 1 TO 4 CLSD GRANGE **GRID S2010		
Project Description:	This application is to update the Official Plan Amendment, Zoning By-Law amendment, draft plan of subdivision and rental housing demolition and replacement applications that were approved in in 2012 (OPA 189) and 2013 (By-law 1710-2013), forming the Revitalization Plan for the Alexandra Park and Atkinson Co-op Revitalization.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Toronto Community Housing Corporation	Urban Strategies Inc	Architects Alliance	Toronto Community Housing Corporation

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	SASP 383
Zoning:	R3 Z1.0	Historical Status:	
Height Limit (m):	12	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	59400	Height:	Storeys:	21
Frontage (m):	245.4		Metres:	
Depth (m):	223			
Total Ground Floor Area (sq. m):	18442			<b>Total</b>
Total Residential GFA (sq. m):	168134		Parking Spaces:	945
Total Non-Residential GFA (sq. m):	5431		Loading Docks	5
Total GFA (sq. m):	173565			
Lot Coverage Ratio (%):	31			
Floor Space Index:	2.9			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	1820	Residential GFA (sq. m):	168134	0
Bachelor:	0	Retail GFA (sq. m):	3080	0
1 Bedroom:	1063	Office GFA (sq. m):	337	0
2 Bedroom:	441	Industrial GFA (sq. m):	0	0
3 + Bedroom:	316	Institutional/Other GFA (sq. m):	2014	0
Total Units:	1820			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Graig Uens, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-397-4647</b>