

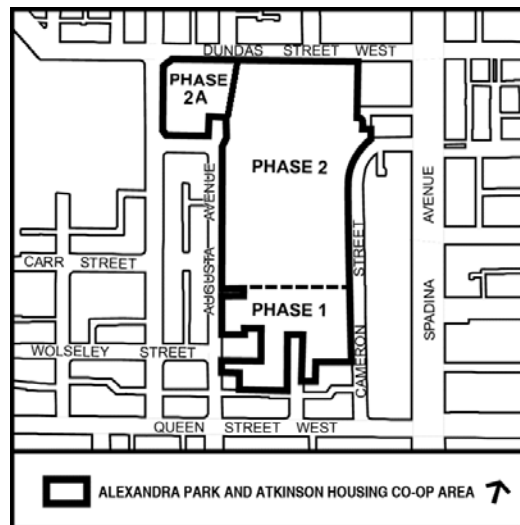
Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Amendment – Phase 2A - Sites 1, 2, and 3– Final Report

Date:	June 15, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	17 278596 STE 20 OZ (Official Plan and Zoning By-law Amendment) 17 278607 STE 20 SB (Draft Plan of Subdivision)

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.

This report recommends approval of proposed amendments to Official Plan Amendment No. 189 (2012), Zoning By-law Amendment 1710-2013, and Draft Plan of Subdivision Approval (2014) on the northwest portion of the subject property, know as Phase 2A (Sites 1, 2 and 3) as shown on the key map.



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 Phase 2 changes 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 73-75 Augusta Square, and general increases in floor area for both the market and social housing portions of the development.

The proposed Official Plan, Zoning By-law, and Draft Plan of Subdivision amendments, and the Rental Housing and Conversion Applications for the balance of Phase 2 require further review and will be reported on in 2019.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization, substantially in accordance with the draft Official Plan Amendment No. 429, attached as Attachment No. 3 to the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District;
2. City Council amend Zoning By-law 1710-2013 as amended, for lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Draft Zoning By-law Amendment, noted in Recommendations 1 and 2, respectively, as may be required;
4. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning Division intends to approve minor amendments to the Draft Plan of

Subdivision with respect to Blocks 1, 2 and 3, and that any technical revisions to the subdivision plan or the draft conditions arising from the on-going technical review of this development will be made to the satisfaction and at the discretion of the Chief Planner and Executive Director, City Planning Division;

5. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 to City Council for enactment, City Council require the owner(s) to enter into appropriate Agreement(s) pursuant to Section 37 of the Planning Act amending the existing Section 37 Agreement (Instrument Number AT3518413) satisfactory to the City Solicitor, together with satisfactory provisions in the amending By-laws, to secure the following, at the owner's expense, in connection with 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, with such agreement to be registered to the satisfaction of the City Solicitor prior to the bills coming into force:
 - i. Adding the requirement that, prior to issuance of the first below grade permit for the first market building to be constructed in a Phase other than Phase 1 or Phase 2A, the owner shall submit a report detailing the refurbishment plans described in Section 7 of the existing Section 37 Agreement, for the existing buildings located at 73-75 Augusta Square and 91 Augusta Avenue to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The refurbishment of these buildings shall be completed prior to the registration of the last market condominium building to be completed within Phase 2.
 - ii. Adding the requirement that, prior to the registration of the first market condominium building in a Phase other than Phase 1 or Phase 2A, the owner shall provide to the City a minimum 2,000 square feet of non-residential floor space, to a minimum construction value of \$500,000.00, within Blocks 4, and/or 6 to the satisfaction of the Chief Planner and Executive Director, City Planning Division, City Solicitor, and Director, Real Estate Services, and in consultation with the Ward Councillor for use as social enterprise space;
 - iii. Amending Section 10.3 of the existing Section 37 Agreement to exclude Phase 2A from the provision that requires the issuance of Notice of Approval Conditions for Site Plan Approval pursuant to Section 114 of the *City of Toronto Act* prior to the issuance of any demolition permit for a Phase 2 Existing Social Housing Unit;
 - iv. Amending Section 13.6 of the existing Section 37 Agreement that requires the submission of a public art plan prior to the registration of a subdivision agreement for any block other than Blocks 10,11,12,13,14, or 15 to include the lands in Phase 2A; and,.

- v. Securing as a matter of legal convenience, the requirement that the owner submit an updated wind study, and incorporate into the building design and site plan any measures that may be required to mitigate the impact of wind conditions to the satisfaction of the Acting Director, Community Planning, Toronto and East York District, to be considered through the Site Plan Control approval process.
6. City Council require the owner(s) to enter into appropriate Agreement(s) pursuant to Section 111 of the City of Toronto Act amending the existing Section 111 Agreement (Instrument Number AT3518416) to address the items in Recommendation 5, as required, satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division;
 7. City Council authorize the appropriate City officials to take such actions as are necessary to implement Council's decision, including execution of the necessary Section 37 Agreement(s) amending the existing Section 37 Agreement and Section 111 Agreement amending the existing Section 111 Agreement; and,
 8. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 to City Council for enactment, City Council require the owner(s) to submit:
 - a. revised Functional Servicing, Geotechnical and Stormwater Management Reports, to the satisfaction of the Chief Engineer & Executive Director, Engineering and Construction Services Division.

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 area.

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.

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, City Planning intended to issue draft plan approval for the entirety of the revitalization site. 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 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>

Preliminary Report

On February 21, 2018, TEYCC adopted the recommendations from the 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 – Preliminary Report, (Item TE30.43) with amendments.

The TEYCC decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.43>

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 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 daycare at the reconstructed 73 Augusta Square building, and small local commercial units adjacent to the park space.

Proposed changes to the block layout, building footprints, height and massing of buildings, and park area are also proposed.

Summary of Phase 2A - Sites 1, 2 and 3

While the applications propose revisions to Phase 2 of the Revitalization Plan in its entirety, this report concerns only changes to the development permission on Sites 1, 2, and 3, referred to as Phase 2A.

In Phase 2A, the original Revitalization plan permitted the development of a 12-storey building on the west side of the site, situated atop an 8-storey base building fronting

Dundas West Street, a total of 11 townhouses, and a central privately-owned open space. The proposed changes to Phase 2A request development permissions for a 13-storey market building and a 14-storey social housing building situated atop a 3-storey base building fronting Dundas Street West, a total of 6 townhouses, and a central privately-owned, publicly accessible open space.

The proposed development on Site 1 comprises a 16,700 square metre, 13 storey (47.0 metre) mixed use building. Of the total floor area, a maximum of 4,100 square metres is proposed as commercial space and a maximum of 15,800 square metres is permitted as residential space.

The proposed development on Sites 2 and 3 comprise the replacement social housing component of Phase 2A in the form of a 14-storey (49 metre) building, and six townhouses fronting Grange Avenue. A new daycare facility is proposed in the base of the building on Site 2 with amenity space located internal to the block. This daycare space is intended to replace the existing facility at 73-75 Augusta Square.

The Phase 2A also includes an extension of Augusta Avenue on the east side of the site to connect to Dundas Street West.

The form of the new buildings on Site 1 and 2 is similar to that of the 14 and 15-storey buildings located in Phase 1A and Phase 1B.

Subsequent Reporting on Phase 2

To ensure that the Revitalization proceeds in a timely manner, limiting disruption within the community and the surround areas, while providing new market and social housing units, City Planning staff are making recommendations regarding Phase 2A (Sites 1, 2, and 3) in this report. The remainder of Phase 2 includes key public components of the Revitalization, including the new community centre, a new public park, refurbished and rebuilt social housing units, new privately-owned publicly accessible spaces (POPS), and new street infrastructure.

City Planning staff are satisfied with the proposed changes to the development framework in Phase 2A. However, consideration of the Official Plan and Zoning By-law amendments, the form and scale of new buildings, adjustments to the current rental replacement strategy (while maintaining zero displacement), and necessary amendments to the Subdivision, Section 111, and Section 37 agreements within the balance of Phase 2 require further consideration by City staff and collaboration with the applicant. A subsequent report or reports from City Planning staff are required to detail and make recommendations regarding the proposed changes to the remainder of sites in Phase 2B in the Revitalization plan. Recommendations on matters related to the balance of Phase 2 are anticipated in 2019.

Reasons for proposed changes to the Revitalization Plan

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

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 Council Adopted 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: Phase 2A

The Phase 2A site is situated at the southwest corner of Dundas Street West and Denison Avenue. The site is approximately 0.7 hectares (1.7 acres) in size and includes townhouse buildings.

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: Townhouses are situated to the east. Mixed use low and mid-rise buildings fronting Spadina Avenue are situated farther east.
- South: A mix of low-rise residential buildings and a 14-storey apartment building at 99 Augusta are 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

Provincial Policy Statements and Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities. Section 2. j), requires the City to have regard to matters of provincial interest such as the adequate provision of a full range of housing, including affordable housing.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development matters. The policies of the PPS promote strong communities, a strong economy, and a clean and healthy environment. The PPS 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;
- The establishment of development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety;
- The provision of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents;
- 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 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 in respect of the exercise of any authority that affects 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 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 Toronto 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;
- Prompting 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;
- Supporting a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

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

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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform 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

The Official Plan Urban Structure Map 2 identifies the site as part of the *Downtown and Central Waterfront*. The Official Plan Map 18 – Land Use designates the site as *Mixed Use Areas, Apartment Neighbourhoods, and Parks and Open Space Areas*. (Attachment 1)

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 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 Toronto 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.

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 current applications request amendments to SASP 383. The proposed amendments to the Revitalization plan have been reviewed against the Vision Statement and Guiding Principles of the Revitalization.

The Downtown Plan

Official Plan Amendment 406 brings forward a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of

infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled 'TOcore: Downtown Plan Official Plan Amendment', as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA 406). OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once OPA 406 comes into force and effect.

At its May 22-24, 2018 meeting, City Council adopted OPA 406, as amended. The Council decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan will be forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained with the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – is the result of a four-year study called TOcore: Planning Downtown. The TOcore study area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, City Council declared that OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan. The OPA is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan and has regard to matters of provincial interest under Section 2 of the Planning Act.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

The Downtown Plan should be read in its entirety in order to understand how individual policies would apply. Some of the key components of the Downtown Plan that apply to the Alexandra Park and Atkinson Housing Coop Revitalization are as follows.

Complete Communities

The Downtown Plan intends that the intensity of land development be balanced with an equivalent investment in the infrastructure required to keep the heart of the city strong, liveable, and healthy complete communities. The Plan states that development will support and contribute to the achievement of complete communities.

Directing Growth

The Downtown is expected to absorb growth; however, not all areas of the Downtown are intended to experience the same amount or intensity of growth. Development intensity will be determined by the policies of the Official Plan, The Downtown Plan and other applicable Secondary Plans, Site and Area Specific Policies, and Heritage Conservation District plans.

Mixed Use Areas

Lands designated *Mixed Use Areas* are targeted to absorb most of the increase in office, retail and service employment, as well as a large proportion of residential development. Four Mixed Use Areas designations apply Downtown, which provide a finer grain of policy direction with respect to the general scale of development that is appropriate in a given area: ‘growth’, ‘intermediate’, ‘main street’ and ‘local’. The *Mixed use Area 3* designation applies to the portion of the site fronting Dundas Street west.

Priority Retail Streets

The Downtown’s priority retail streets, as identified on Map 41-5, contribute to Downtown’s vibrant and walkable neighbourhoods, provide employment opportunities, and play a fundamental role in animating streetscapes by facilitating linkages between the public realm and the built environment. The portion of the site fronting Dundas Street West is a Priority Retail Street.

Parks and Public Realm

Downtown’s variety of parks and public realm provides unique experiences and offers a range of necessary functions. The Downtown Plan establishes objectives for the design and development of public space linked to a Downtown Parks and Public Realm Plan that will guide the transformation of public spaces to respond to growth.

Policy 7.5 states that the Downtown Parks and Public Realm Plan will serve as the framework to improve the quality, quantity and connectivity of parks and the public realm, and will guide development review, parkland dedication and acquisition priorities and the allocation of capital funding.

The subject site is within the “Kensington Market – Alexandra Park” Park District as shown on Map 41-8.

Housing

The City’s quality of life and prosperity are intrinsically connected to the provision of housing that meets the requirements of a diverse population with varying housing needs.

Policy 11 includes requirements for a minimum unit mix and sizes of two and 3 bedrooms intended to support a wide range of housing, including housing for families.

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 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 Approval 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 current applications request amendments to the previously issued Draft Plan Approval and Draft Plan Conditions for the phase 2 lands. 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 Local Planning Appeals Tribunal.

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 current 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.

The replacement of 73-75 Augusta Square is not impacted by the redevelopment of sites 1, 2, or 3, and will be subject to further review, reporting, and recommendations.

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. Phase 2A is the first of these subsequent phases.

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.

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.

Mid-rise Building Guidelines

The City's Performance Standards for Mid-rise Buildings are typically applied to proposed mid-rise buildings along *Avenues* as indicated by Official Plan Map 2. The Performance Standards for Mid-rise 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.

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 current 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 current applications have been submitted following significant pre-consultation input. Several pre-application consultation meetings were held with City staff, TCHC staff, Tridel, and the applicant's team of consultants. Toronto Community Housing's 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, and there was also support for the back-to-back townhouse designs;

- There was general support for exploring more accessible options in the replacement townhouse units;
- 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;
- Questions about the design, usability, and programming of the green space and community centre were raised;
- 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; and
- 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.

Toronto Community Housing's Design Review Panel

TCH's 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 POPs spaces within the courtyards of the Dundas Street-facing buildings should be designed to 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.

Community Consultation Meeting Summary

On April 10, 2018, City Planning hosted a community consultation meeting at the Alexandra Park Community Centre at 105 Grange Court. The meeting included a drop-in component with boards illustrating the proposed changes to the Revitalization Plan, presentations from City staff and the applicant, and a question and comment period. Approximately 100 people attended the meeting. The following comments were made at the meeting:

- Questions about how the area heritage, specifically the formation of the Co-op and the acknowledgement of notable previous residents was raised;
- Comments and questions about phasing were raised, with several interested in the timing for replacement of the 73-75 Augusta Square building and tenant relocation timing regarding that building;
- It was suggested that the recreation centre and park space should be designed to interface with each other as appropriate, incorporating opportunities for programming between both spaces, particularly during the summer months;
- There was interest in the design, location and number of basketball courts at the new community centre;
- Questions about garbage collection and other services to the townhouse units along the north-south pedestrian and cyclist connection were raised; and,
- Questions about ownership of the recreation centre and the park space, as well as maintenance obligations for each, were raised.

Other Community Comments

Other comments were received via email and other means of communication during the review of this application. Most of these comments echo the comments noted in the preceding sections.

A petition with 113 signatures was submitted requesting the City to consider not approving the proposed 17-storey building on Cameron Street facing the residence at 99

Cameron Street located on the east side of the street. The petition notes support for the original plan which included a 15-storey building and several townhouses in this location.

The City also received correspondence questioning the City's consideration of crime statistics in the planning of the revitalization. Some comments received suggested that the proposal constitutes overdevelopment of the site.

City Planning staff note that many of the comments received on the current application concern matters outside of Phase 2A. These comments will be considered as part of a later report on the balance of Phase 2.

COMMENTS AND DISCUSSION

The following discussion reviews the proposed development through the policies, guidelines and objectives noted above.

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

Policy 1.1.1. b) states that healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of residential uses, affordable housing and housing for older persons.

Policy 1.4.3 directs planning authorities to provide a range of housing types and densities to meet projected requirements of current and future residents. This policy directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, and all forms of residential intensification, and redevelopment where existing or planned infrastructure can accommodate projected needs. This policy further directs planning authorities to promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. Planning authorities are also directed to establish development standards for residential intensification which minimize the cost of housing and facilitate compact form.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Policy 4.7 recognizes the Official Plan as the most important vehicle for implementation of the PPS.

Policy 4.8 requires that planning authorities shall keep their zoning by-laws up-to-date with their Official Plans and the Provincial Policy Statement.

The proposed development is consistent with the above policies and other relevant policies of the PPS. The proposal provides for a healthy, liveable, and safe community by accommodating an appropriate range and mix of residential uses and densities, affordable housing and housing for older persons in a compact and efficient form. The proposal is close to transit and active transportation options, and located within walking distance of a range of services, helping to minimize the need for, and length of, automobile trips. The proposal achieves the Official Plan's broader objectives of supporting a range of new housing in a format compatible with its surrounding context. The recommended Zoning By-law Amendment implements the Official Plan and Provincial Policy.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') provides a framework for managing growth in the Greater Golden Horseshoe. The site is an *Intensification Area* as defined by the Growth Plan. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

The policies of the Growth Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the Guiding Principles found in Section 1.2.1. These Guiding Principles support a range and mix of housing options, including affordable housing, to serve all sizes, incomes, and ages of households, and planning for more resilient, low-carbon communities.

The Growth Plan acknowledges that many communities are facing issues of housing affordability, which are being driven primarily by sustained population growth and socio-economic factors. The Growth Plan helps to address this challenge by providing direction to plan for a range and mix of housing options including affordable housing and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.

Section 2.2.1.3.c) directs municipalities to undertake integrated planning to manage forecasted growth by supporting an urban form that optimizes infrastructure to support the achievement of complete communities through a more compact built form.

Section 2.2.1.4 c) echoes the guiding principles noted above by supporting complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Section 2.2.6.1 directs that municipalities will prepare a housing strategy in accordance with the policies of the PPS that identifies a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents and establishes targets for affordable ownership housing and rental housing. Section 2.2.6.2 directs that municipalities support complete communities by planning for the range and mix of housing options and densities of the

existing housing stock and planning to diversify and increase density of the overall housing stock across the municipality.

The proposed development is consistent with the above sections and other relevant sections of the Growth Plan. The proposal provides for a diverse range and mix of housing options, including affordable housing, and supporting ancillary uses, supporting a compact urban form that optimizes infrastructure to support the achievement of complete communities. The proposal is close to transit and active transportation options. The proposed development conforms to the Growth Plan.

Mixed Use Areas

The site is designated *Mixed Use Areas* on Map 18 - Land Use – in the Toronto Official Plan. It is intended that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

Section 4.5 of the 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 proposal, contains an appropriate balance of new commercial and residential uses in a form that transitions appropriately to, and limits shadowing impacts on, adjacent *Neighbourhoods* streets and existing open spaces. The proposed buildings frame the edges of streets at proportions appropriate for the area, with street wall dimensions which transition in scale towards adjacent mixed-use areas. The changes from the original proposal result in reduced street wall height from seven storeys to three and step back the

building mass to the south more gradually. This has a positive impact on sunlight on the north sidewalk of Dundas West and the general perception of the building from the street. The proposed buildings have been designed to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets. City Planning staff have reviewed the shadowing impacts on adjacent parks and open spaces, including Ryerson Public School to the west and the new park space to the south. In the opinion of Staff, the proposal has comparable impacts to the original Revitalization Plan on existing and proposed area parks and open spaces.

The proposal complies with the applicable *Mixed Use Area* policies.

Built Form

The proposed development, as described in the recommended Zoning By-law, includes a 13 and 14 storey mixed-use building with long narrow floor plates oriented north/south, connected by a 3 storey podium fronting Dundas Street West. The two buildings step back away from Dundas Street West at several points generally beneath an angular plane measured from the north side of Dundas Street West. The buildings also include step back from the Denison Avenue and future Augusta Avenue right-of-way and step backs from the south.

The proposed built form of the 13 and 14-storey buildings is similar to that of the 14 and 15-storey buildings approved on Sites 11 and 13 within Phase 1 of the revitalization. It is also a form contemplated by OPA 189 specific to the revitalization plan area. The proposed changes to the massing of buildings in Phase 2A were reviewed in the context of the Official Plan Built Form policies primarily contained within Chapter 3 of the plan. These policies seek to ensure development fits appropriately within its context by providing adequate transition to areas of lower scale, appropriate relationship to adjacent streets, and the limiting of light, view and privacy impacts on the surrounding area and within the development itself.

Existing and Planned Context

Official Plan Policy 3.1.2 requires that new development be massed and located to fit within the existing and planned context. In stable areas, such as *Neighbourhoods* and *Apartment Neighbourhoods*, the planned context typically reinforces the existing context. In growth areas, such as *Mixed Use Areas* and *Avenues*, the planned context generally anticipates change. In general, height and density aspects of the planned context of new development will be assessed on the basis of the Plan's policies, including Secondary Plans and site and area specific policies.

The existing context around the proposed development is characterized by: low rise mixed use buildings to the north in the Kensington Market area; low rise institutional buildings, including Ryerson Public School and Scadding Court Community Centre, to the west; a range of low rise residential buildings, a 6-storey hotel, and a 14-storey apartment building to the south and south east; and townhouses to the immediate east. The proposed building is similar to two other 14 and 15-storey buildings approved, one

of which is completed, within Phase 1 of the Revitalization, and are similar to proposed buildings on other sites within Phase 2 of the revitalization. As detailed in this report the proposed buildings limit their impacts on the surrounding area and have been revised from the Original Revitalization plan to better address the Dundas Street West frontage. The proposed development fits within the existing and planned context.

Base Buildings

To ensure base buildings are appropriately scaled relative to the surrounding streets, the Tall Building Design Guidelines suggest that the street wall height of new buildings relate to the adjacent existing buildings and a height equal to 80% the width of the existing right-of-way on which the proposal fronts. The Guidelines further recommend variation in street wall heights at corner sites. In general base buildings are not intended to exceed 24 metres in height. The proposed street wall height ranges from 7.5-15.0 metres, and is consistent with the intent of the Guidelines.

To create a comfortable pedestrian space, base buildings are stepped back from the street, allowing a 6.0 metre area from curb to building face on Dundas Street West. The setbacks along Augusta Avenue and Denison Avenue are also appropriate. The City will work with the applicant, in the context of Site Plan Control, to ensure that the extension of Augusta Avenue is designed to prioritize the safety of pedestrians and cyclists, with a limited vehicle right-of-way, and more space for street tree planting. The City will also work with the applicant on the design details of the Dundas Street West public space.

Dundas Street West Angular Plane

The proposed buildings have been designed with stepbacks, setbacks and several points of articulation to decrease the visual impact of building height from the street, limit shadowing, increase sky view, and create opportunity for visual interest in the building design. The proposed buildings on Sites 1 and 2 are situated within a 45 degree angular plane as measured from the north side of Dundas Street West.

A total of 6 tall buildings fronting Dundas Street West are proposed within Phase 2. All 6 feature a similar form as the two proposed in Sites 1 and 2. In order to create visual interest in the design of the buildings and discourage all 6 buildings stepping back in the same way, the City is supportive of a minor encroachment of a portion of some floors into the angular plane, subject to review of City Planning staff in the context of Site Plan control, where it can be demonstrated that no additional adverse impacts are created. The maximum encroachment will however not exceed 5% of the area of the buildings overall on Sites 1 and 2. City Planning staff will revisit this criteria on the balance of sites as necessary.

Separation Distance

City Planning staff typically seek a minimum 25 metre separation distance between tall buildings. The intent of this is to ensure adequate sky view, limit shadowing, and protect against overlook and privacy issues, and other potential impacts.

The proposed development does not achieve a 25 metre separation distance in all instances. Above a height of 12-storeys, a separation distance of 25 metre is achieved. Below a height of 12-storeys, a portion at the south end of the site meets only a 20 metre separation distance which increases toward the north, meeting and then eventually exceeding a separation distance of 25 metres.

The site and the form of the proposed buildings, is constrained by a number of factors, some of which are unique to the Revitalization. Implementing the various components of the Revitalization plan makes meeting all the relevant built form guidelines, specifically separation distance, difficult in some instances. At the east end of the site, the extension of Augusta Avenue proposed to intersect with Dundas Street West requires an angled alignment to meet the current intersection of Augusta Avenue on the north side of Dundas Street West. This alignment constrains the south end of the site, shifting the upper floors of the building closer together toward the south of the site. Any shift of the east building would impact the necessary right-of-way dimensions of the Augusta Avenue extension.

Given the geography of the site, the need for the north/south connection between Augusta Avenue and Dundas Street West, the intent of SASP 383 in providing adequate transition to the north, the City's general built form policies, and the need to develop the site in a form that fits within context, staff can accept that a limited portion of the proposed buildings do not achieve the minimum 25 metre separation distance for this part of the Phase 2 development.

Transition to Lower Scale Areas

The Official Plan directs that new development transition to adjacent areas of lower scale, and specifically towards *Neighbourhoods*.

The Healthy Neighbourhoods section of the Official Plan (Policy 2.3.1.2) directs that intensification of land adjacent to *Neighbourhoods* will provide a gradual transition of scale and density as necessary to achieve the objectives of the Plan. The Built Form Policies of the Official Plan (Policy 3.1.2.3) direct that new development will be massed and designed to fit harmoniously into its existing and/or planned context and create an appropriate transition in scale to neighbouring existing or planned buildings. The *Mixed Use Areas* section of the Official Plan (Policy 4.5) directs that development in *Mixed Use Areas* will be located and massed to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*. The site is surrounded by areas of lower scale and is bordered on the south and west by are designated as *Neighbourhoods*.

The proposed development steps back generally beneath a 45 degree angular plane from the north side of Dundas Street West, limiting its impact on the low scale Kensington Market area to the north. The proposed repositioning of buildings when compared to the

original Revitalization plan and the lower street wall also create a better transition toward the north and improve south views from the north.

The proposed building on Site 1 is adjacent to the Ryerson Public School lands which are designated as *Neighbourhoods*. The height and mass of the proposed building on Site 1 is similar in some respects to that of the Site 1 building in the original Revitalization plan.

The proposed building on Site 2 is situated north of a low-rise apartment building designated as *Neighbourhoods*. The proposed mass, setbacks, separation distance, and requirements for translucent glazing facing south on the first several floors, on the proposed building on Site 2 is comparable to the south transition on the approved and recently completed building on Site 11 in Phase 1 of the Revitalization. The proposed development has been massed to limit impacts on adjacent areas and transition appropriately in this context in accordance with the policies of the Official Plan.

Shadow Impacts and Sky View

The proposed buildings have been massed, located and articulated, with appropriate separation distance of 25 metres between all but a portion towards the south of the buildings, and narrow floor plates, to limit shadow impacts on surrounding areas and maintain sky view in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines.

The proposal has no shadow significant impact on existing or planned local parks and public open spaces, and acceptable shadow impacts on the surrounding area generally.

Wind Impacts

The applicant has submitted a Pedestrian Wind Assessment from Novus Environmental, dated December 18, 2017, to detail the potential wind impacts resulting from the massing of the proposed buildings.

The assessment concludes that wind safety criteria are met on the proposed development site and makes specific recommendations for wind mitigation measures in areas, and at times of the year, where elevated wind levels are anticipated, such as during the winter on proposed roof amenity terraces. The assessment also recommends that in order to optimize the wind conditions on each specific site, a 3D computer modeling approach or a wind tunnel study should be conducted as part of the Site Plan review process.

To address wind conditions City Planning will require an updated wind study to be required as a matter of convenience in the amended Section 37 Agreement and will secure any mitigation measures through a Site Plan review application.

The Downtown Plan

Complete Communities

Policy 3.5 states that the Downtown will be inclusive and affordable, with a range of housing that meets the requirements of a diverse population with varied needs, including supportive services for vulnerable populations. The proposed development is part of an ongoing Revitalization of public lands, including the reconstruction and expansion of an

on-site community facility, new public park space, new privately owned public space, a mix of affordable rental units and family sized units, and new public streets and connections. The Revitalization Plan represents a complete community.

Directing Growth

Policy 4.1. states that not all areas will experience the same amount of intensification. Development intensity will be determined by the policies of the Official Plan, the Downtown Plan and other applicable Secondary Plans, Site and Area Specific Policies, and Heritage Conservation District plans.

The policy framework governing the Alexandra Park and Atkinson Co-op Revitalization is Site and Area Specific Policy 383. While City Planning staff have reviewed the policies of the Downtown Plan in considering the proposed changes to the redevelopment policies on the site, the intent of the policies in Site and Area Specific Policy 383 generally prevail where there are conflicts between these policies. In the opinion of City Planning staff, the proposed development of Phase 2A represents a contextually appropriate level of intensification on this site.

Mixed Use Areas

Policy 6.22 states that development will be required to address specific site characteristics including lot width and depth, location on a block, on-site or adjacent heritage buildings, parks or open spaces, shadow impacts, and other sensitive adjacencies. Policy 6.28 directs that development in *Mixed Use Areas 3* will be in the form of low-rise and mid-rise buildings. SASP 383 permits a 12-storey building and an 8-storey podium on the site. Policy 6.29 states that development will include retail and service commercial uses at grade with residential, office and/or institutional uses above.

The proposed development includes retail and service commercial uses at grade with residential uses above.

The proposal does not comply with either the building height prescribed in the *Mixed Use Area 3* designation or the mapping appended to SASP 383. The proposed form and scale of the 13 and 14-storey buildings on Sites 1 and 2 is supported by City Planning staff and SASP 383 is recommended to be amended to permit these buildings. The proposed buildings have been designed to implement the intent of the Official Plan's built form policies, fitting within the planned context and limiting their impact on the surrounding areas, as discussed in this report and constitute appropriate development for the site.

Priority Retail Streets

Policy 6.37 states that the frontages of buildings on Priority Retail Streets will contain retail and service commercial space with exceptions for lobbies, parking entrances, servicing spaces and other service exits. Retail service and commercial spaces are characterized by generous floor-to-ceiling heights, setbacks at grade to provide space for pedestrian enhancements, and adaptability over time. Policy 6.40 states that properties

with frontage on both a Priority Retail Street and a local street, may locate residential uses at grade for the portions of the development that front onto the local street.

The recommended Zoning By-law amendment requires commercial uses with adequate floor to ceiling heights, at grade fronting Dundas Street West. The Dundas Street West public realm will have a minimum width of 6.0 metres. Podium townhouse units, with permission for live-work uses, are permitted on Denison Avenue.

The recommended Zoning By-law amendment permits up to 4,100 square metres of commercial floor space. By-law provisions ensure that multiple retail spaces will occupy the ground floor fronting Dundas Street West.

Parks and Public Realm

Downtown's variety of parks and public realm provides unique experiences and offers a range of necessary functions. The Downtown Plan establishes objectives for the design and development of public space linked to a Downtown Parks and Public Realm Plan that will guide the transformation of public spaces to respond to growth. It provides direction for acquiring new parkland, expanding and improving existing parks and open spaces, re-imagining overlooked places and creating a connected public realm network for Downtown.

Policy 7.5 states that the Downtown Parks and Public Realm Plan will serve as the framework to improve the quality, quantity and connectivity of parks and the public realm, and will guide development review, parkland dedication and acquisition priorities and the allocation of capital funding.

A new public park is approved as part of SASP 383. Proposed changes to the Revitalization plan are intended to increase the size and utility of the public park.

Housing

The market building proposed on Site 1 achieves the required residential unit mix required by Policy 11.1 of the Downtown Plan. The recommended Official Plan amendment includes the following requirement.

“All market apartment or condominium buildings developed within the Alexandra Park and Atkinson Co-op Phase 2A Area will achieve a balanced mix of unit types and sizes by including:

- a) a minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more;
- b) a minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; and,
- c) an additional 15 per cent of the total number of units.”

Phasing and Zero Displacement

Zero Displacement will be maintained through the development of Sites 1, 2, and 3 the remainder of Phase 2.

Rental Housing

The subject redevelopment is a complex and multi-faceted proposal, involving the demolition and replacement of specific existing social housing rental buildings and retention and refurbishment of other social housing buildings. The original Revitalization Plan contemplates the refurbishment of the 77-unit apartment building at 73-75 Augusta Square. Toronto Community Housing staff have 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.

As identified earlier in this report, Policy 3.2.1.7 of the Official Plan addresses the demolition and replacement of social housing. In addition to requiring the full replacement of social housing units to be demolished, the policy also requires that a Tenant Relocation and Assistance Plan be prepared. The Section 37 Agreement identifies the basic relocation requirements or principles to be followed during the demolition and redevelopment process. These include:

- a tenant's right to a new replacement social housing unit;
- continued provision of rent-geared-to-income subsidies to tenants being relocated, subject to their on-going eligibility;
- zero displacement, which allows tenants the ability to remain in Alexandra Park, during the redevelopment by moving to another unit within the community;
- where timing of construction does not permit this to occur, tenants will be relocated to other accommodation on-site, or off-site if they choose, until the new replacement units are ready for occupancy
- provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;
- a minimum of 5 months notice prior to having to move; and
- equitable and transparent selection of temporary relocation and new replacement units.

A Housing Issues Update report has been prepared by TCHC which describes the progress being made with respect to the replacement of social housing units and Rent-Geared-To-Income (RGI) subsidies in accordance with Official Plan policies and the Section 37 Agreement and Section 111 Agreements. In this report, TCHC has also

identified that the same number and type of apartment units to be demolished at 73-75 Augusta Square would be replaced.

A Tenant Relocation and Assistance Plan was prepared by TCHC for the Alexandra Park and Atkinson Coop Revitalization Plan approved by the City of Toronto, General Manager, Shelter Support and Housing Administration (SSHA). This detailed plan identifies the specific process and issues relating to the relocation of tenants during various phases of the Alexandra Park redevelopment process. The plan is being updated by TCHC to incorporate details relating to the demolition and replacement of the 77-units at 73-75 Augusta Square.

The Section 37 and Section 111 Agreements will also be updated to reflect that the same number and type of apartment units to be demolished at 73-75 Augusta Square will be replaced and that tenant relocation and assistance will be provided to the tenants of 73-75 Augusta Square in the same manner as tenants of the other buildings to be demolished and replaced.

The general requirements of Policy 3.2.1.7 of the Official Plan have been addressed through the Housing Issues Update report and the proposed changes to the Tenant Relocation and Assistance Plan. The recommendations relating to these requirements and the Rental Housing Demolition and Conversion Application for 73-75 Augusta Square will be reported on with the remainder of the Sites in Phase 2 in a subsequent report or reports from City Planning staff. Recommendations on matters related to the balance of Phase 2 are anticipated in 2019.

Child Care

An existing child care facility located at 73-75 Augusta Square is proposed to be reconstructed as part of the revitalization and may be located on Site 2. The recommended Official Plan and Zoning By-law amendment permits a child care facility on the subject site.

Amenity Spaces

The proposed amenity space on Sites 1 and 2 is generally consistent with that of By-law 1710-2013. In the event that the proposed child care is not located on Site 2, the area between the buildings on Sites 1 and 2 presents an opportunity to program outdoor amenity space usable for the occupants of buildings on both Blocks. City Planning Staff will work with the applicants and the community on programming this space in the event that the event that the proposed day nursery is not located on Site 2.

Cycling, Vehicle Access, Parking and Loading.

Vehicle access for the block is proposed from both Denison Avenue and the proposed extension of Augusta Avenue. The design of these entrances will be secured through a Site Plan Control Application.

The recommended bicycle parking standards in the Draft Zoning By-law amendment are consistent with the requirements of the City-Wide Zoning By-law 569-2013.

The recommended Draft Zoning By-law amendment standards for vehicle parking have been reduced by 20% from that required in Phase 1 and noted in By-law 1710-2013. City Planning staff note that similar parking variances were supported by staff through the development Phases 1A and 1B.

Detailed design of bicycle parking, vehicle parking, and loading areas will be secured through a Site Plan Approval application.

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. The site is included in the previously Draft Approved Plan of Subdivision for the extent of the Revitalization plan.

The current applications request amendments to the previously issued Draft Plan Approval and Draft Plan Conditions. A separate, new Subdivision Agreement will be required for Phase 2A and for subsequent sites within Phase 2.

The Draft Plan of Subdivision for Phase 2A comprises 4 blocks with details as follows:

- Block 1: 0.31 hectares - Proposed 13-storey market building
- Block 2: 0.19 hectares - Proposed 14-storey TCH building
- Block 3: 0.06 hectares - Proposed Six TCH townhouses
- Block 4: 0.14 hectares - Proposed Augusta Avenue extension

Minor amendments to the Draft Plan may be required as the buildings in Phase 2A proceeds to detailed design. Amendments regarding the timing and conditions of conveyance of Block 4 may also be required. In accordance with the delegated approval under By-law 229-2000, as amended, City Council is advised that the Chief Planner and Executive Director, City Planning Division intends to approve minor amendments to the Draft Plan of Subdivision with respect to Blocks 1, 2 and 3, as generally detailed in this report, and that any technical revisions to the subdivision plan or the draft conditions arising from the on-going technical review of this development will be made to the satisfaction and at the discretion of the Chief Planner and Executive Director, City Planning Division.

Section 37

A Section 37 Agreement was registered on February 11, 2014 (Instrument Number AT3518413) for the entire revitalization site to secure community benefits related to the increase in market floor area and as an additional tool to assist in guiding the Revitalization.

The following technical changes to the Section 37 Agreement are required to allow the development of Phase 2A's Sites 1, 2, and 3 to proceed.

The Section 37 Agreement currently requires that refurbishment plans for 73-75 Augusta Square and 91 Augusta Square are to be submitted prior to the issuance of a below grade permit for the development of Sites 1, 4, 6 or 8, being the market building blocks in the original Phase 2 plan. Given the proposed changes to Phase 2 of the Revitalization Plan regarding 73-75 Augusta Square, which is now proposed to be demolished, as opposed to refurbished, and acknowledging the consultation with the occupants of 91 Augusta Square required to inform the refurbishment plan, the timing of the submission of the refurbishment plan for both buildings is recommended to be changed. City Planning staff recommends that the Section 37 Agreement be amended to require refurbishment plans for both 73-75 Augusta Square and 91 Augusta Square prior to the issuance of a below grade permit for the first market building to be constructed in a phase after Phase 2A. Should Council approve further changes to Phase 2 that permit the removal of 73-75 Augusta Square, this provision will have to be revised further at that time. The timing for completion of the refurbishment work remains, as required, prior to the registration of the final market condominium building on the site.

The Section 37 Agreement currently requires 2,000 square feet of social enterprise space be provided in the first of Sites 1, 4 or 6 to develop. It is intended that the social enterprise space will be located on Site 4. The agreement is recommended to be amended to acknowledge this location and construction timing.

The City acknowledges that the public art plan currently required prior to the registration of any subdivision in Phase 2 requires further consultation and consideration. It is recommended that the Section 37 Agreement be amended to require the public art plan prior to the issuance of an above-grade permit for the first market building to be constructed in a phase after Phase 2A.

City Planning also recommends that the requirement for the owner to submit an updated wind study and incorporate into the building design and site plan any measures that may be required to mitigate the impact of the wind conditions be secured as a matter of convenience in the amended Section 37 Agreement.

Other changes regarding the timing of demolition permits, consistent with the approach to development within Phase 1 of the Revitalization are recommended. This report also recommends that the corresponding amendments be made to the registered Section 111 Agreement (No. AT3518416.)

Further revisions to the Section 37 Agreement may be necessary when considering the balance of the development of the Phase 2 lands.

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 applications propose amendments to the previously approved Revitalization Plan for the Alexandra Park and Atkinson Co-operative area. 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 proposed changes to Phase 2A of the Revitalization are consistent with the PPS, conforms with the Growth Plan, and conforms to the Official Plan, including the intent of Site and Area Specific Policy 383. The recommended Zoning By-law amendments secure appropriate form, scale and mass of new buildings, a range of commercial uses, and an appropriate mix of residential units.

The City will continue to work with the applicant, area stakeholders and the Ward Councillor on collaboratively resolving the matters related to the proposed Official Plan, Zoning By-law, and Draft Plan of Subdivision amendments, and the Rental Housing and Conversion Applications for the balance of Phase 2 and report further in 2019.

City Planning recommends the approval of the applications to amend the Official Plan and Zoning By-law on Phase 2A of the Alexandra Park and Atkinson Coop Revitalization.

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SIGNATURE

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

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ATTACHMENTS

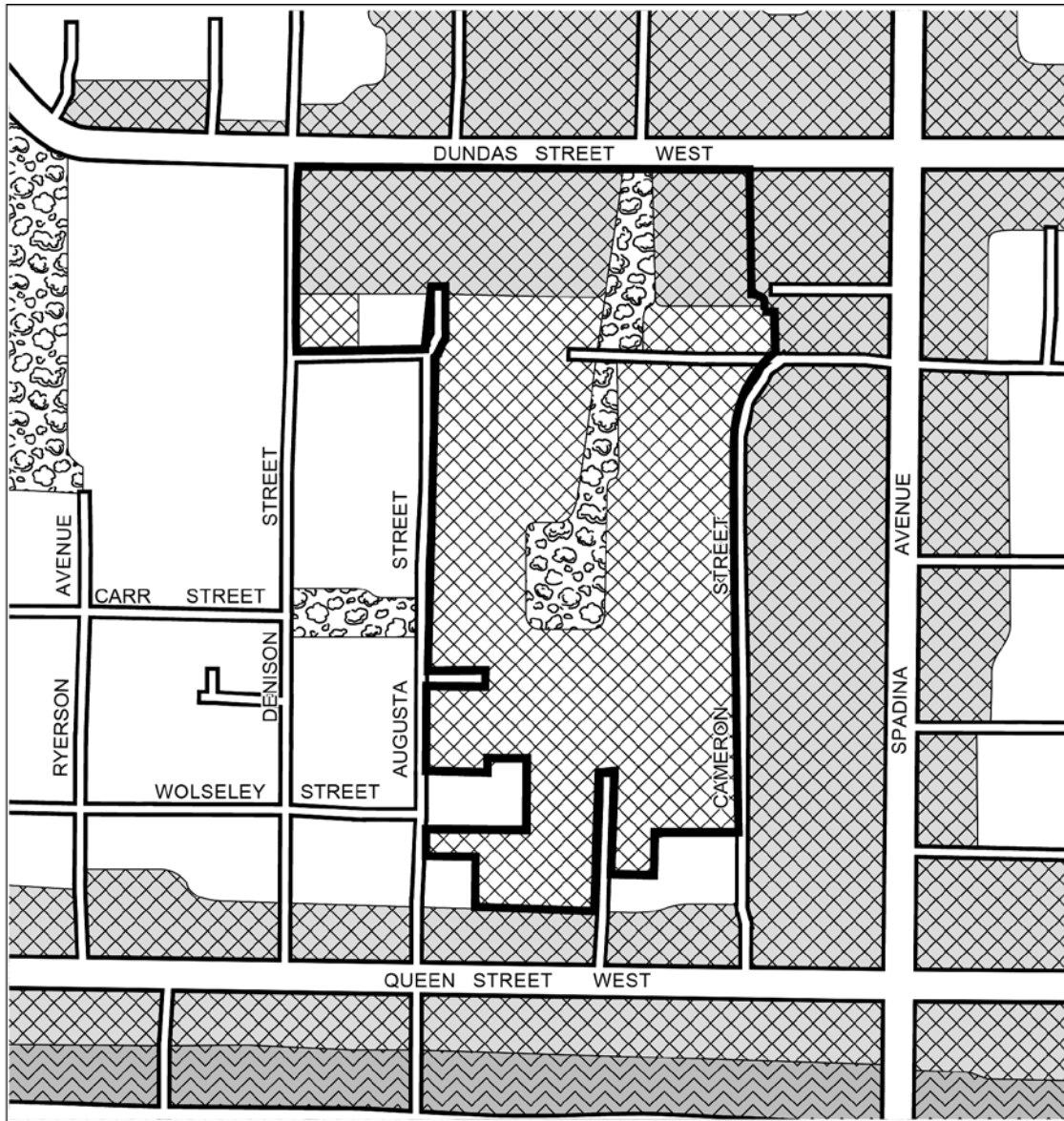
Attachment 1: Official Plan Land Use Designations – Map 18 Excerpt

Attachment 2: Proposed 2018 Revitalization Plan

Attachment 3: Draft Official Plan Amendment 429

Attachment 4: Draft Zoning By-law Amendment (438-86)

Attachment 1: Official Plan Land Use Designations – Map 18 Excerpt



TORONTO City Planning
Official Plan

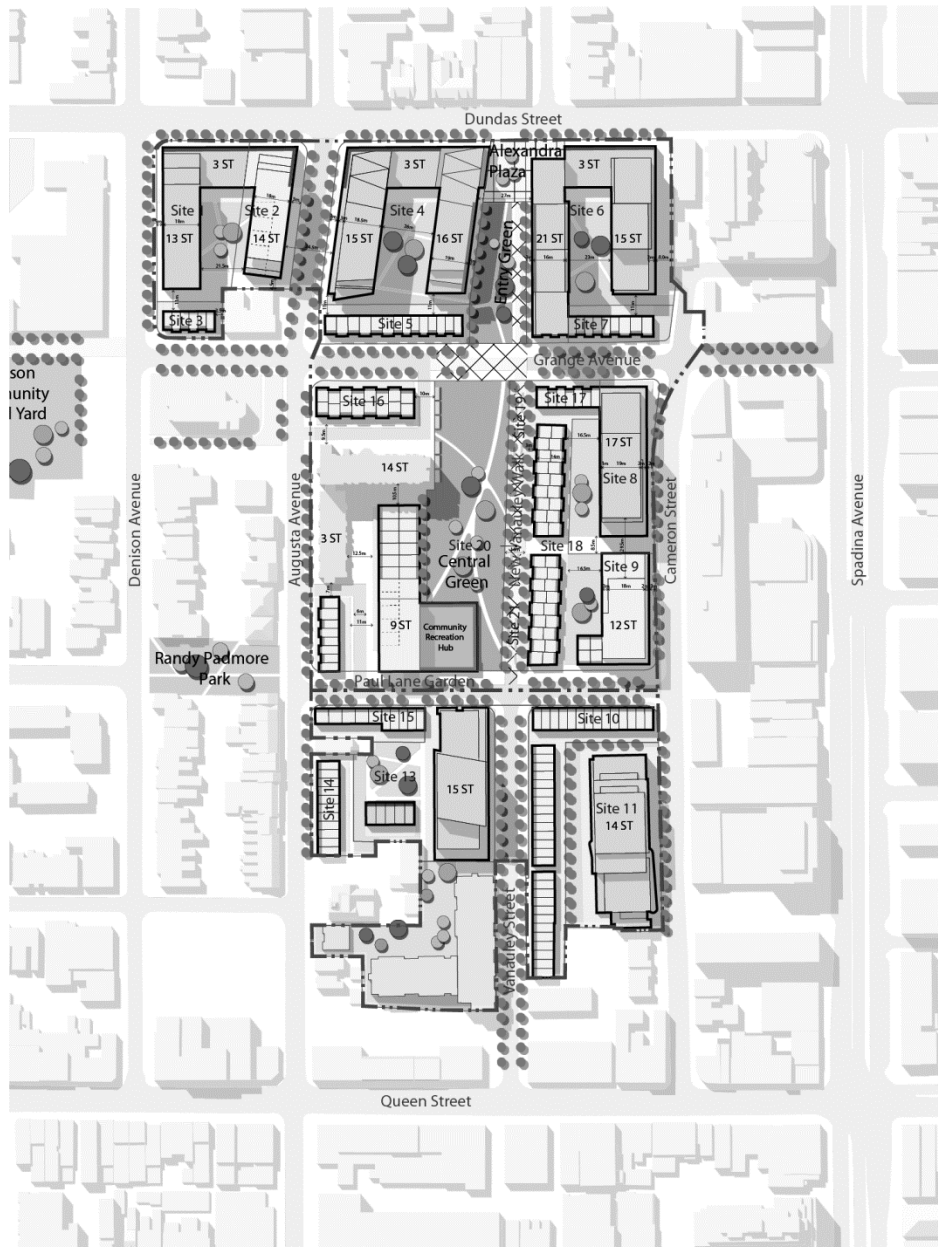
571 Dundas Street West

File # 17 278596 STE 20 02

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|----------------|--------------------------|-----------------|--------------------------|
| Site Location | Apartment Neighbourhoods | Mixed Use Areas | Parks & Open Space Areas |
| Neighbourhoods | Regeneration Areas | Parks | |

↑
 Not to Scale
 01/08/2018

Attachment 2: Proposed 2018 Revitalization Plan



Proposed Revitalization Plan

571 Dundas Street West

Applicant's Submitted Drawing

Not to Scale
01/25/2018

File # 17 278596 STE 20 0Z

Attachment 3: Draft Official Plan Amendment – OPA 429

CITY OF TORONTO

BY-LAW No. XXXX-2018

To adopt Amendment No. 429 to the Official Plan for the City of Toronto respecting the lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization located at 571 Dundas Street West, 91 Augusta Avenue and 73-75 Augusta Square.

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. Amendment No. 429 to the Official Plan, consisting of the attached text and map designated as Schedule A, is hereby adopted.

Enacted and passed this ___ day of _____, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss
City Clerk

(Seal of the City)

City of Toronto By-law No. ~~-20~
**AMENDMENT NO. 429 TO THE OFFICIAL PLAN
LANDS LOCATED AT THE SOUTHWEST CORNER OF DENISON AVENUE
AND DUNDAS STREET WEST, BEING PHASE 2A WITHIN THE ALEXANDRA
PARK AND ATKINSON COOP REVITALIZATION**

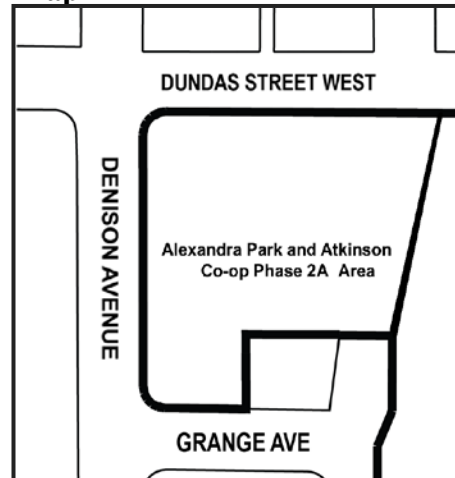
The Official Plan is amended as follows:

1. Chapter 7, Site and Area Specific Policy No. 383 is amended by adding the following policies and mapping for the *Alexandra Park and Atkinson Co-op Phase 2A Area* lands south of Dundas Street West, east of Denison Avenue, west of the future alignment of Augusta Avenue, north of Grange Avenue, following section (h) Implementation Tools :

(i) Alexandra Park and Atkinson Co-op Phase 2A Area

The following additional policies apply to the lands identified on Map 4 and prevail over the other policies of this Site and Area Specific Policy in the case of a conflict

Map 4



- i. Building Scale, Massing, and Design
 1. New development within the *Alexandra Park and Atkinson Co-op Phase 2A Area* lands will:
 - a) provide a transition to low-rise buildings by generally locating residential and mixed-use buildings north and/or east of the low-rise buildings and by incorporating setbacks, stepbacks and/or angular plane restrictions;
 - b) minimize shadow impacts on the public rights-of- way and public and private open spaces;
 - c) establish a comfortable pedestrian scale on Dundas Street West through base building heights in keeping with the context, along with setbacks, stepbacks and/or angular plane restrictions and a minimum curb to building face width of 6 metres;
 - d) design buildings to provide visual interest and architectural diversity through articulation and unique massing arrangements;

- e) ensure access to sunlight, privacy and sky views for building residents, from the surrounding area, and from public and private open spaces by minimizing the size of building floorplates and including appropriate separation distance between buildings, as well as incorporating setbacks, stepbacks and/or angular plane restrictions where necessary;
- f) Include publicly accessible pedestrian connections as shown on Map 5 of 5 – Alexandra Park Phase 2A Area Structure;
- g) Not locate low rise buildings fronting Dundas Street West; and,
- h) Not exceed a height of 49 metres plus necessary mechanical equipment.

ii. Residential Units

- 1. All market apartment or condominium buildings developed within the Alexandra Park and Atkinson Co-op Phase 2A Area will achieve a balanced mix of unit types and sizes by including:
 - a) a minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more;
 - b) a minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; and,
 - c) an additional 15 per cent of the total number of units

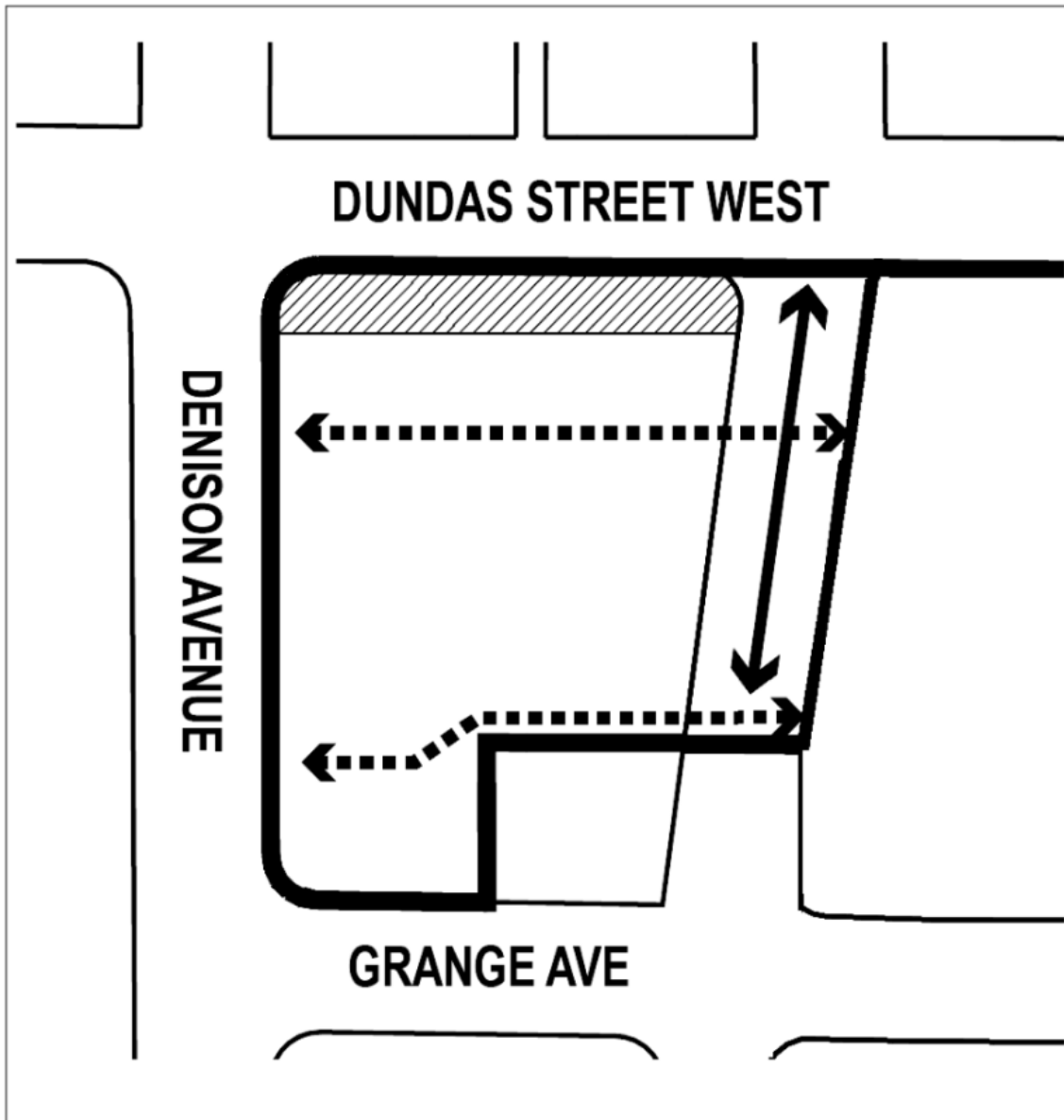
iii. Commercial Uses

- 1. The ground floor of buildings fronting Dundas Street West in the area shown on Map 5 of 5 – Alexandra Park Area Structure as Street Related Retail will consist of retail, community, day nursery, and mixed commercial uses;
 - a) Entrances to the residential portion of Mixed Use Buildings fronting Dundas Street West will be permitted fronting Augusta Avenue and Denison Avenue;
 - b) Live/work units will be permitted on ground floor units fronting Augusta Avenue and Denison Avenue; and,
- 2. Day nurseries, offices and other facilities required by the Atkinson Housing Co-Op, and small-scale commercial uses are permitted on all

lands owned by Toronto Community Housing.

2. Map 2 is amended by removing the "Phase 4" designation from Blocks 1, 2, 3 and 27 and replacing it with the words "Alexandra Park and Atkinson Co-op Phase 2A Area".
3. Map 3 is amended by removing the "Low Rise Areas (1-4 Storeys)" and the "Mid Rise Areas (5-12 Storeys)" designations west of Street D and replacing them with the words "Alexandra Park and Atkinson Co-op Phase 2A Area".





Map 5 – Alexandra Park Phase 2A Area Structure



Alexandra Park Area Structure

Official Plan Amendment #XXX

File # 17 278596 STE 20 0Z

-  Alexandra Park and Atkinson Housing Co-op Phase 2A Area
-  Street Realized Retail
-  Public Street Access
-  Public Pedestrian Connections


Not to Scale
06/15/2018

Attachment 4: Draft Zoning By-law Amendment (Amends By-law No. 438-86)

This attachment will be provided prior to the July 4th, 2018
Toronto and East York Community Council meeting