

25 Fisherville Road – Zoning Amendment Application – Preliminary Report

Date: December 17, 2018

To: North York Community Council

From: Joe Nanos, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 18 189969 NNY 10 OZ

Notice of Complete Application Issued: September 14, 2018

Current Use on Site: 18-storey rental apartment building with an underground parking garage and surface parking at the northern edge of the subject site

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 25 Fisherville Road. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 25 Fisherville Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners, tenants and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.
3. The site be evaluated as a part of a Block Context Plan in conjunction with area stakeholders, of the Bathurst – Fisherville area (including the sites municipally known as: 25 Fisherville Road, 5 Fisherville Road and 6040 Bathurst Street, 6030 Bathurst Street, 6020 Bathurst Street, 6010 Bathurst Street and 12 Rockford Road as shown in Attachment 5 - Block Context Plan Study Area) to develop a Block Context Plan that will address built form, new pedestrian and vehicular connections, open space, park land, public realm improvements,

community services and facilities and identify potential Section 37 priorities and report back to Council in the second quarter of 2019.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Reports and Council decisions for neighbouring sites at 6040 Bathurst Street and 5 Fisherville Road and 6020 and 6030 Bathurst Street set out a study framework for a Block Context Plan and identified the need to facilitate discussions with all landowners in the block to develop an appropriate Context Plan for the area, including the subject site.

The decision and Request for Directions report for an application and appeal at 6040 Bathurst Street and 5 Fisherville Road, the site to the east of this application, was adopted at City Council at its April 24, 2018 meeting and can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY29.3>
<https://www.toronto.ca/legdocs/mmis/2018/ny/bgrd/backgroundfile-113331.pdf>

The decision and Request for Directions report for an application and appeal for an application and appeal at 6020 and 6030 Bathurst Street, also on the same block as this application, was adopted at City Council at its July 23, 2018 meeting and can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY32.8>
<https://www.toronto.ca/legdocs/mmis/2018/ny/bgrd/backgroundfile-118047.pdf>

ISSUE BACKGROUND

Application Description

This application proposes to amend the City of Toronto Zoning By-law No. 569-2013 and Former City of North York Zoning By-law No. 7625 for the property at 25 Fisherville Road to permit the construction of two 18-storey residential buildings on the south side of Fisherville Road. A total of 493 parking spaces will be provided, 12 of which are surface parking, while the remainder will be located in an expanded existing 2-level underground parking garage. The two buildings would have a total Gross Floor Area (GFA) of 33,372 square metres and a total of 458 residential units, in addition to the 214 existing residential units on-site. The proposed buildings would have a Floor Space Index (FSI) of 2.21 and overall the site would have a FSI of 3.65. The proposal includes a proposed public park.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 3 for the proposed Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Apartment Neighbourhoods* on Map 16 of the Official Plan. *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are considered to be physically stable. Development in *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Section 4.2.2 and other relevant sections of this Plan. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place.

Zoning By-laws

The site is currently zoned Multiple-Family Dwellings Sixth Density Zone (RM6) by former City of North York Zoning By-law 7625. The RM6 zone allows for a number of residential building types including apartment house, converted dwellings, detached dwellings, multiple attached dwellings and double duplexes. All uses permitted in the R4 zone are also permitted. A maximum lot coverage of thirty-five percent and a maximum gross floor area of 150 percent of the lot area is permitted. The RM6 zone also requires a minimum distance between buildings or portions of buildings forming courts equal to the height of the highest building or portion thereof.

The site is zoned RAC (f30.0; a1375; d1.5) by City of Toronto By-law 569-2013 which is currently under appeal. RAC is the Residential Apartment Commercial Zone which permits dwelling units in an apartment building and certain commercial uses, generally on the ground floor of existing apartment buildings. A maximum lot coverage of thirty-

five percent and a FSI of 1.5 is permitted. As the site is not included in the height overlay map, the maximum permitted height is twenty-four metres.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Draft Growing Up Urban Design Guidelines

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines also provide guidance on the proportion and size of larger units recommend in new multi-unit residential developments. The Growing Up Draft Urban Guidelines help implement the Official Plan's housing policies (Section 3.2.1), and the Growth Plan growth management and housing policies (Policy 2.2.1.4) to accommodate within new development a broad range of households, including families with children.

The Draft Growing Up Urban Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/growing-up-planning-for-children-in-new-vertical-communities>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The application to amend the zoning by-laws is required to permit the proposed development. While the proposed building type is permitted, the proposal requires amendments for building height, density, setbacks, parking provisions and other by-law standards.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Key issues for the evaluation of this application with respect to Growth Plan include:

- achieving complete communities that are well designed, support active transportation and high quality public open space, adequate parkland and opportunities for recreation;
- how the proposal addresses Policy 2.2.2.4.b which requires the identification of the appropriate type and scale of development and transition of built form to adjacent areas; and
- how the proposal addresses Policy 2.2.6.3 that supports the achievement of complete communities through the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Block Plan and Draft Public Realm Policies

On January 15, 2018, the Planning and Growth Management Committee directed that the draft Official Plan Amendment containing Public Realm policies and draft Terms of Reference for the Block Context Plan be endorsed as the basis for public consultation. The Block Context Plan is a study prepared in cooperation with landowners that shows how the physical form of the proposed development fits within the existing and planned context and conforms to the policies of the Official Plan and implementation tools including site specific and other guidelines. The Block Context Plan may be required for sites with multiple landowners, large sites over 1 hectare, sites with two or more buildings, on-site park dedication, and/or a new public street(s), and sites with a context of large open spaces and few public streets and parks including "Tower in the Park" Apartment Neighbourhoods sites. More details about the draft terms of reference can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG25.7>

This policy direction, together with other Official Plan policies and guidelines, support the development of a block context plan. This approach has been employed elsewhere in the city and provides a framework for comprehensive and integrated analysis of proposed developments on multiple sites within the existing and planned context. The development of the block context plan can demonstrate how compatible infill can be achieved with improving amenities, securing new parks, streets, pedestrian connections and other community services and facilities.

The current applications in the Bathurst-Fisherville area and potential for additional applications highlight the importance of considering this block comprehensively. City staff have conducted background analysis and evaluation of issues and opportunities

for the Block Context Plan study. The project was introduced to the community in August 2018 which provided useful feedback. Next steps will include meeting and outreach with applicants and other landowners, together with further community consultation.

Official Plan Amendment 320

The Local Planning Appeals Tribunal (LPAT) issued an Order on December 7, 2018 to approve and bring into force Official Plan Amendment No. 320 (OPA 320).

OPA 320 was adopted as part of the Official Plan Five Year Review and contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. The approved amendments uphold the Plan's goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals.

The OPA 320 policies approved by the LPAT reflect the policies endorsed by Council at its meetings of June 26 to 29, 2018 and July 23 to 30, 2018 in response to mediation and settlement offers from OPA 320 Appellants. The modified policies in the Healthy Neighbourhoods, Housing and *Apartment Neighbourhoods* sections of the Plan were endorsed by Council at its June 26 to 29 meeting in response to a settlement offer presented by the Building Industry and Land Development Association (BILD) and Minto Properties Inc. to settle their OPA 320 appeals respecting those policies. This decision of Council can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.15>

The landowner of the subject application, Starlight Investments was granted party status by the LPAT in September 2017 to participate in the OPA 320 hearing. Starlight participated in mediation sessions regarding the OPA 320 policies in the Healthy Neighbourhoods, Housing and *Apartment Neighbourhoods* sections of the Plan. This mediation produced the BILD settlement offer endorsed by Council in June 2018. At the October 10, 2018 settlement hearing at the LPAT, Starlight did not oppose the modified OPA 320 policies that were presented to the LPAT and approved by the Order dated December 7, 2018. The subject application was submitted to the City on July 6, 2018.

In its Order that approves OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan Conformity

The Official Plan, on Map 16, designates the site as *Apartment Neighbourhoods*. These areas are stable areas of the City and significant growth is generally not anticipated however there may be opportunities for additional townhouses or apartments on underutilized sites. Where there are opportunities for infill development on underutilized sites, policy 4.2.3 of the Plan sets out criteria to evaluate those situations which includes the need to provide good quality of life for both new and existing residents.

The application will be evaluated according to Apartment Neighbourhood criteria for development (4.2.2) and compatible infill, including appropriate level of residential amenity; adequate sunlight and landscaped open space for new and existing residents; organization of development on site to frame streets and open space; fronting onto public streets and providing pedestrian entrances from adjacent public streets (4.2.3). Other criteria include:

- being compatible with the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site; and
- providing separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy.

Key directions for the review of this application and its context, related to the Healthy Neighbourhoods, Housing and *Apartment Neighbourhoods* policies include:

- Policy 2.3.1.5.e which supports the improvement of the local network of new streets, including providing new streets for access and frontage for existing and future development, improving pedestrian and bicycle circulation, and safe access to parks, open spaces, transit, schools and pedestrian destinations;
- Policy 2.3.1.7. which supports enhancing community and neighbourhood amenities and encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties; and
- Policy 2.3.1.9 which addresses renovation of existing apartment buildings to improve safety and security, indoor and outdoor facilities, and pedestrian access to the buildings and through the site as appropriate.

The Official Plan also supports the approach of a Block Context Plan and analysis through Policy 4.2.6 which speaks to larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space to create infill development that meets the objectives of this Plan.

Built Form, Planned and Built Context

There are numerous built form and site organization issues with this application and how the two additional 18 storey buildings reflect the existing planned and built context. There are issues with how the proposal meets the objectives of Section 3.1.1 Public Realm and 3.1.2 Built Form, including, but not limited to:

- addressing the scale of the block and development parcel to promote street-oriented development, provision of open space and appropriate building typology;
- demonstrating how the proposed building and site design relate to the existing and/or planned context; and
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Official Plan.

There are concerns with proposed level of intensification, site organization, relationship to public realm, building height and with transition to *Neighbourhoods* and existing buildings. The proposed tall buildings do not fit within a 45 degree angular plane measured from adjacent *Neighbourhoods*. Further review is also needed of the wind study and sun/shadow impacts on existing units on site, adjacent *Neighbourhoods*, public realm, parks and amenity spaces.

There are also issues with how the proposal addresses the development criteria for *Apartment Neighbourhoods* and criteria compatible infill (Policies 4.2.2 and 4.2.3) which include, but are not limited to, the provision of separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy; setbacks from adjacent streets, parks or other public lands that reflect the existing context and are, at a minimum, sufficient in order to maintain privacy, provide space for pedestrian amenities and landscaping, and promote grade-related dwellings at the edge of streets and parks.

There is significant concern with regard to the building (Building A), located behind the existing building, having no direct public street address, access, or relationship to a public street. The proposed front doors do not face a public street, and are located at the rear of the site. The proposal currently shows back-to-front relationships for Building A ground floor unit front entrances in relationship to adjacent low-rise rear yard lots in the adjacent *Neighbourhoods* designation. These proposed unit entrances at the rear of the site do not have direct visibility from or direct connection to the public realm.

The underground access (e.g. ramps) needs to be integrated into building massing, and coordinated with the potential public street network. Free-standing ramps should be avoided, especially within areas visible to the public realm. Servicing and loading areas are to be integrated into the building massing. Co-ordination is needed to share these service functions and accesses, and eliminate potential conflicts and nuisances associated with garbage storage.

The proposal also needs revisions to address the following urban design issues:

- Direct connections to public sidewalk, adjacent development and public destinations (transit stops, parks) to promote walkability; provide pedestrian and cycling connections and amenity throughout the development;
- A well-defined pedestrian walkway system; appropriate sunlight and wind conditions; treed and soft landscaped edges, and amenities that include landscaping;
- No "dead ends", entrapment or isolated areas to ensure pedestrian safety through physical and visual accessibility; and
- Provision of clear sightlines for pedestrians and vehicles.

Parks

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan

shows local parkland provisions across the city. The lands which are the subject of this application are in an area with 3.00 + hectares of local parkland per 1,000 people. The site is in the highest quintile of current provision of parkland. The site is not in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The residential nature of this proposal is subject to a 5% parkland dedication. The 5% parkland dedication is applied to the site area net of the existing building to be retained. The parkland dedication requirement is 694 m².

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. Further discussion is required pertaining to the specific configuration and location of the on-site parkland dedication. The land to be conveyed should be sufficiently visible and accessible from adjacent public streets to promote the safe use of the park as set out in Policy 3.2.3.8 of the Toronto Official Plan.

The current plans show a proposed on-site parkland dedication of 455 m² to be accessed from the “elbow” of Russfax Drive. This location and configuration does not comply with Policy 3.2.3.8 of the Toronto Official Plan.

Further discussion is required to determine the specific configuration and location of the on-site parkland dedication in relation to the book study of the Bathurst – Fisherville area. Additionally, an analysis will be required to determine if there are any park expansion opportunities in connection with the active zoning by-law amendment application at 6040 Bathurst Street (16 252547 NNY 10 OZ).

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Additional tree planting of large growing canopies will need to be explored through the application review to replace the trees proposed to be removed. The proposed street trees on Russfax Drive and Fisherville Road require spacing of 8-10 metres, not the 6 to 7 metres shown. As well additional information is needed regarding soil volume, which is a Toronto Green Standard requirement.

Rental Housing Intensification

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan for the Greater Golden Horseshoe, 2017 also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.4 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

The proposal for 125 (27.3%) two-bedroom units and 31 (6.8%) three-bedroom units will be assessed against the unit mix objectives of the Growing Up guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to

accommodate within new development a broad range of households, including families with children. Additional three-bedroom units should be constructed in favour of one bedroom units. Additional information on the proposed unit sizes is required to determine the extent to which the development is in keeping with the Growing Up Guidelines.

Policy 3.2.1.5 (a) requires the securing of existing rental units which have affordable and mid-range rents. All rental dwelling units in the existing residential complex have affordable or mid-range rents. The Housing Issues Report submitted by the applicant identifies and confirms that all 214 existing rental housing units would have their rental tenure secured for a period of at least 20 years.

Policy 3.2.1.5 (b) requires the identification and securing of needed improvements and repairs, without pass through of costs to tenants. The Housing Issues Report submitted by the applicant identifies improvements to the existing rental housing buildings, including indoor amenity area and an amenity pavilion. The Housing Issues Report confirms that the owner of the buildings is prepared to provide improvements and renovations, without pass through of costs to tenants. The proposed improvements will be evaluated to determine consistency with Official Plan policies.

To manage effects on tenants remaining on site during construction, the owner must submit a construction mitigation plan. A tenant communications plan to keep tenants informed of construction activity must also be submitted by the owner. The Housing Issues Report submitted by the applicant states that the owner will develop a construction mitigation and a tenant communications strategy. The Housing Issues Report provides some preliminary considerations for a strategy, including protocols for notifying tenants of temporary interruptions to services, notice periods of construction activity and car parking.

Rental housing matters which require further consideration through the application review and consultation process include, but are not limited to, the following:

- Securing rental tenure, by legal agreement, for the existing retained rental dwelling units with affordable and mid-range affordable rents, which encompasses all units;
- Consulting with tenants to identify potential rental housing improvements;
- Identifying and securing, by legal agreement, needed improvements to the existing rental housing tower and
- Developing a tenant construction effects mitigation and communications plan.

Community Services and Facilities

Community services and facilities (CS&F) are part of complete communities as set out in the Official Plan. Section 3.2.2 provides a policy framework which: requires community services and facilities strategies to be prepared for areas experiencing major growth and change; supports the integration of CS&F as part of private development; and encourages shared use (co-location) of community facilities. The implementation of community facilities are identified in policies 5.1.1, 5.1.2 and 5.1.3 of the Official Plan.

Strategic directions to guide investment in parks and recreation facilities are set out in the Parks and Recreation Facilities Master Plan (FMP), adopted by City Council in November 2018.

The applicant's CS&F Study identified three community recreation facilities in the study area – Antibes Community Centre, Goulding Park Community Centre and Herbert H. Carnegie Centennial Centre. The closest facility serving the proposed development is the Antibes Community Centre located at 140 Antibes Drive.

The FMP recommends investment in specific recreation centres and facilities to address gaps and to respond to growth in demand for services. Specifically, the plan identifies a need for additional community centres, gymnasias, indoor pools, splash pads, outdoor rinks, sports fields and sports bubbles, basketball courts, skateparks and bike parks in the next 20 years. The FMP also contains broader policy objectives including an emphasis on accessible and age-friendly facilities, flexible and efficient spaces, and new facility provision models that respond to the realities of high-density residential communities. The report can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.2>

The community recreation priorities for this neighbourhood will be determined as the study proceeds. At a larger District level the Council-approved FMP identifies the need for one new outdoor basketball/multi-sport court in Ward 10 and the development of one new community-level skatepark in North District.

The applicant's CS&F Study concludes that "(t)he study area is adequately served by libraries, parks and recreation centres. Population growth, although not insignificant, is modest compared to other parts of the City of Toronto and the threat of demand outstripping supply is not as pronounced." Staff have concerns with this conclusion which is considered premature in light of minimal analysis provided and because of the current study process underway for the Bathurst-Fisherville Block Study. Further analysis will be required.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for development which meet the minimum size thresholds.

Section 5.1.1 allows the City to approve height and/or density greater than permitted by the zoning by-law pursuant to Section 37 of the Planning Act for developments which exceed 10,000 square metres and increase the permitted density by at least 1500 square metres and/or significantly increase the permitted height. The application proposes an FSI of 3.65; the by-law permits 1.5 and meets the criteria for eligibility of Section 37 benefits.

Infrastructure/Servicing Capacity

Staff are undertaking a Block Context analysis to determine what infrastructure improvements may be necessary to support intensification within the Bathurst-Fisherville area. Engineering and Construction Services Staff are also reviewing the applicant supplied studies to determine what issues may arise from servicing the proposal. The Wet Weather Analysis results show that a number of sewers pipes in the area are surcharged in wet weather conditions. Further investigation will be required to verify the extent of the impacts of the additional flows from the proposed development.

The Block Context study also includes addressing the location of new streets, crossings, pedestrian walkways, and shared mobility facilities. Further analysis is needed for new street connections, given the layout of the site, the density proposed here and on the adjacent lands. The applicant's traffic analysis will need to be revised once these future master plans are advanced through the study process. Additional analysis of parking requirements may also follow. Other transportation issues to be addressed through application review and revision include the following improvements to the pedestrian network:

- Provision of a continuous 2.1m sidewalk, without obstruction, aligned with the existing adjacent sidewalks, across the frontage of the site on Fisherville Road and Russfax Drive;
- Investigate an all-way stop warrant at the intersection of Fisherville Road and Russfax Drive, particularly from a pedestrian crossing perspective, and provide a preliminary design of the intersection; and
- Review the intersection of Fisherville Road and Russfax Drive for the inclusion of potential curb bump-outs as traffic calming measures at the intersection.

The Block Context Plan is intended to provide direction on the need for improvements to the street network through analysis of the overall block and site organization. This organizing framework will inform the appropriate scale of future development and there will need to be further review to determine what servicing infrastructure improvements are needed to address the cumulative impacts of all of the development, the phasing of development and strategies to coordinate the timing of appropriate infrastructure.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, zoning by-laws and in Registered Plan of Subdivisions.

Other Matters

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

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

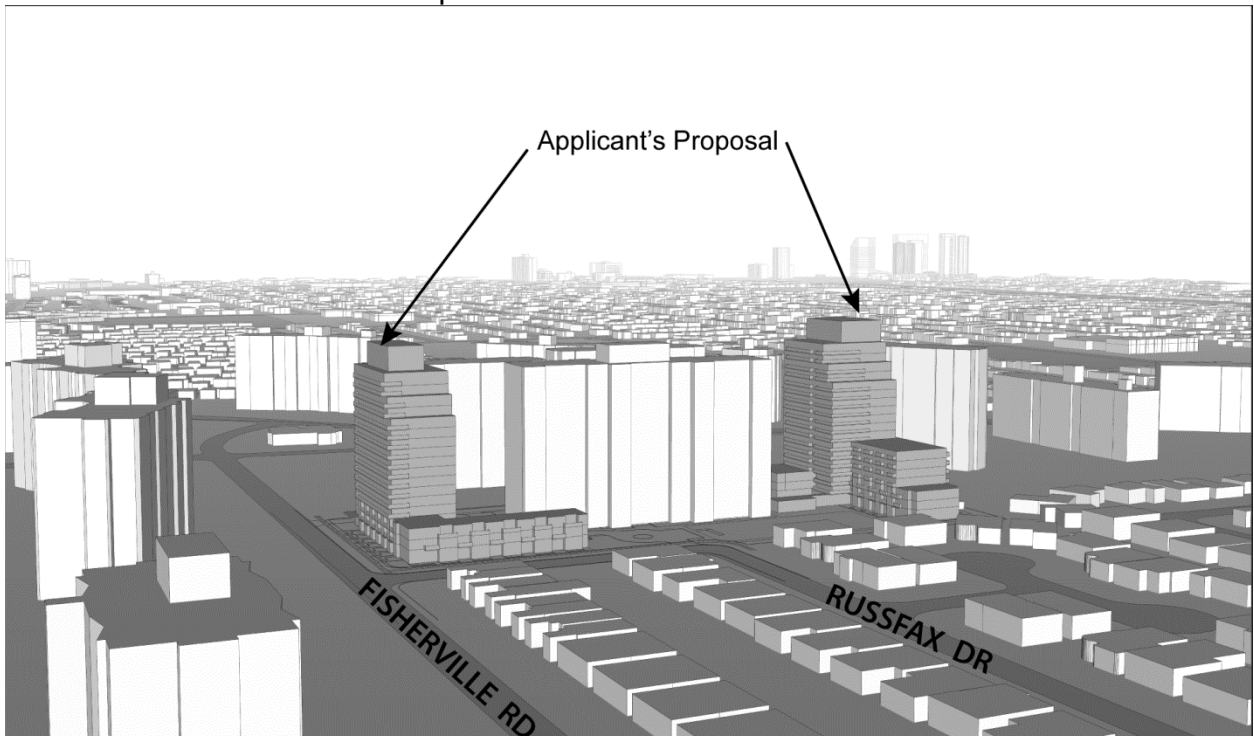
Attachment 2: Location Map

Attachment 3: Site Plan

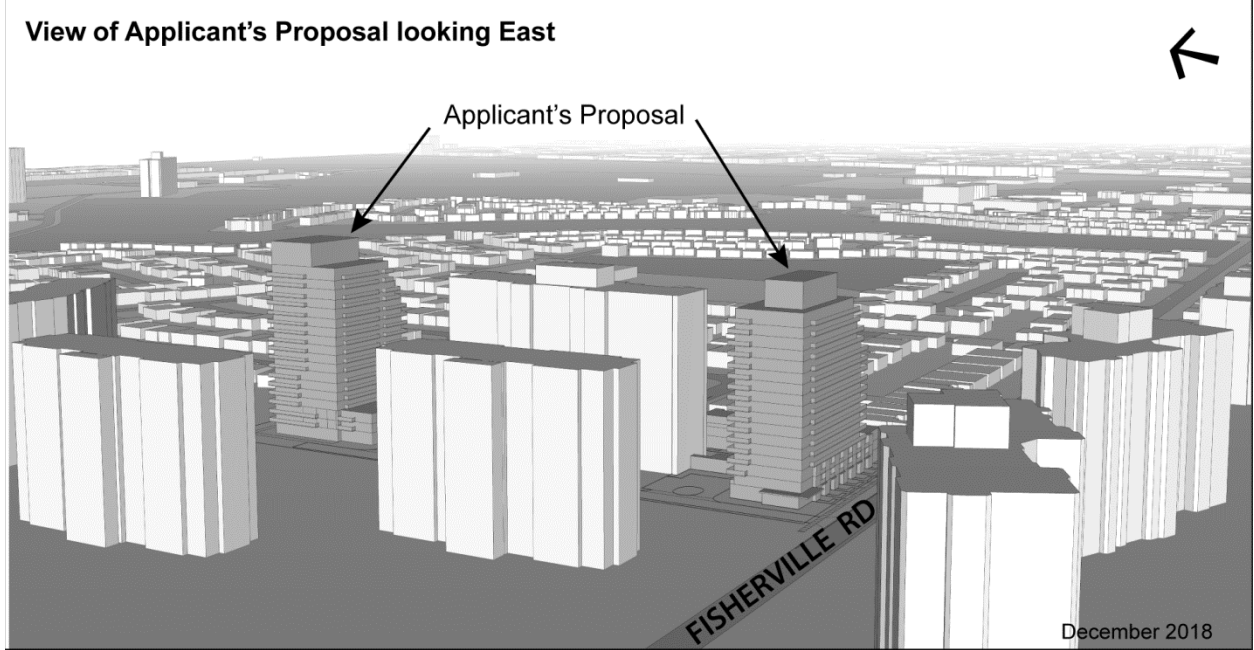
Attachment 4: Official Plan Map

Attachment 5 - Block Context Plan Study Area

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal looking East

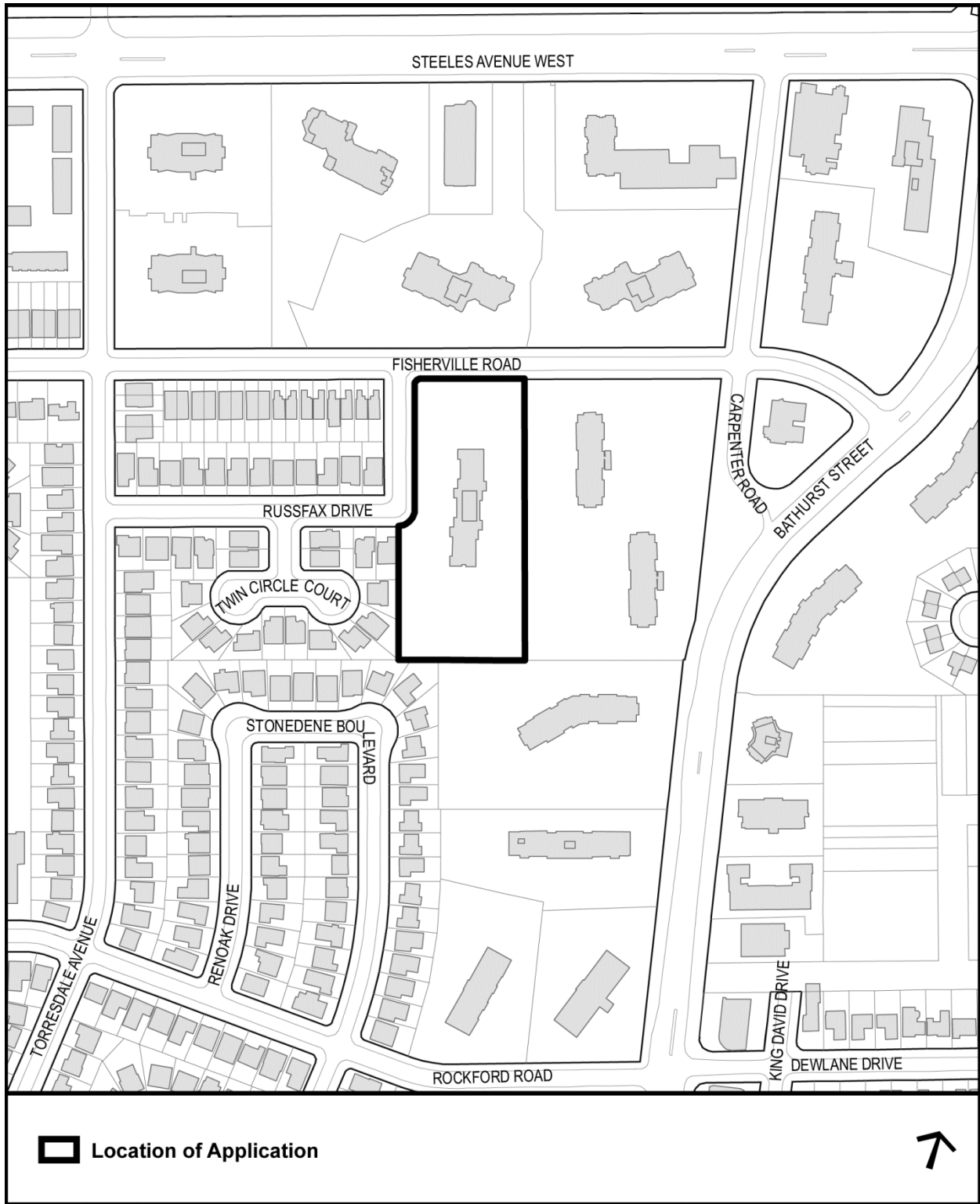


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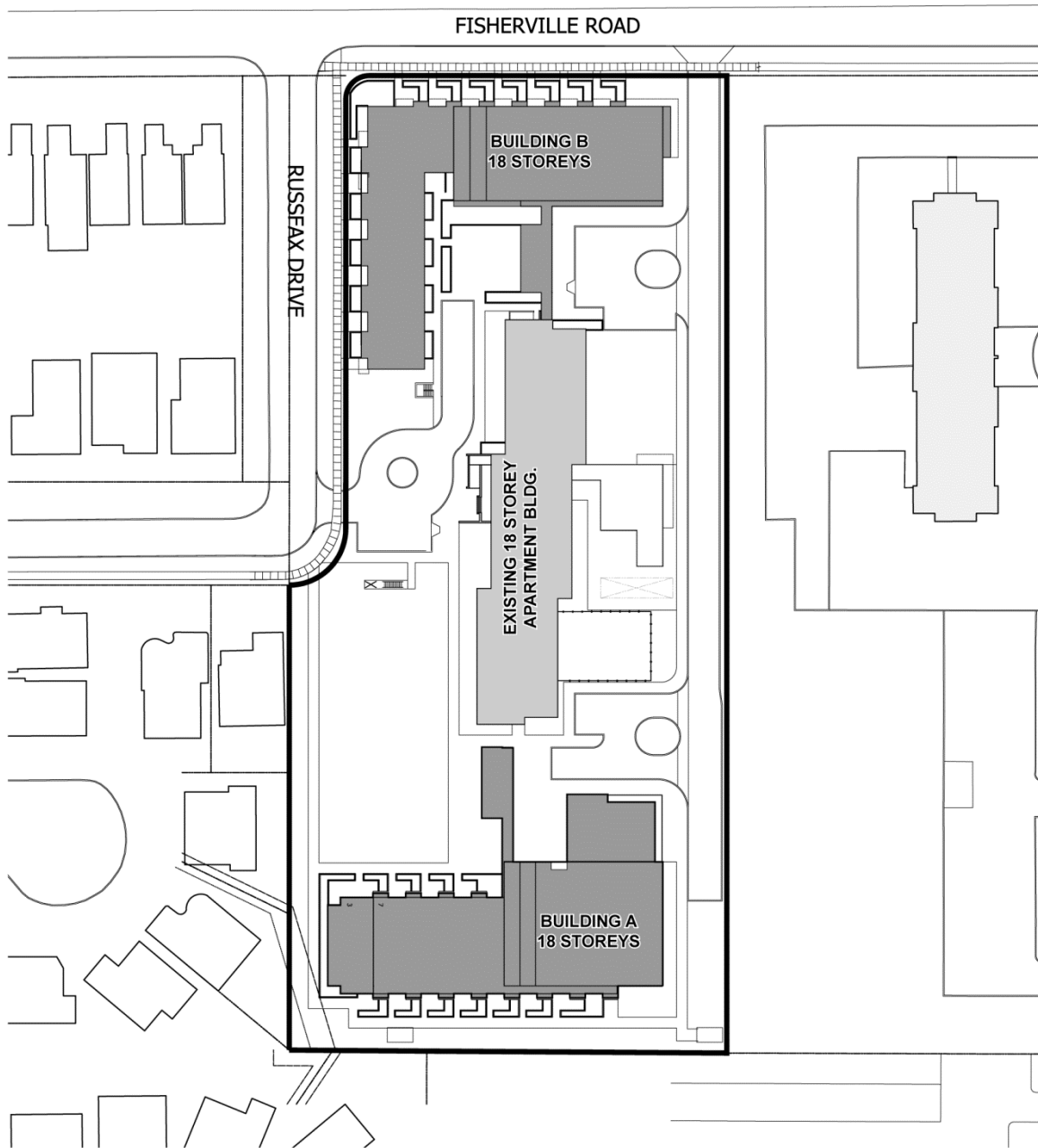
View of Applicant's Proposal looking West



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

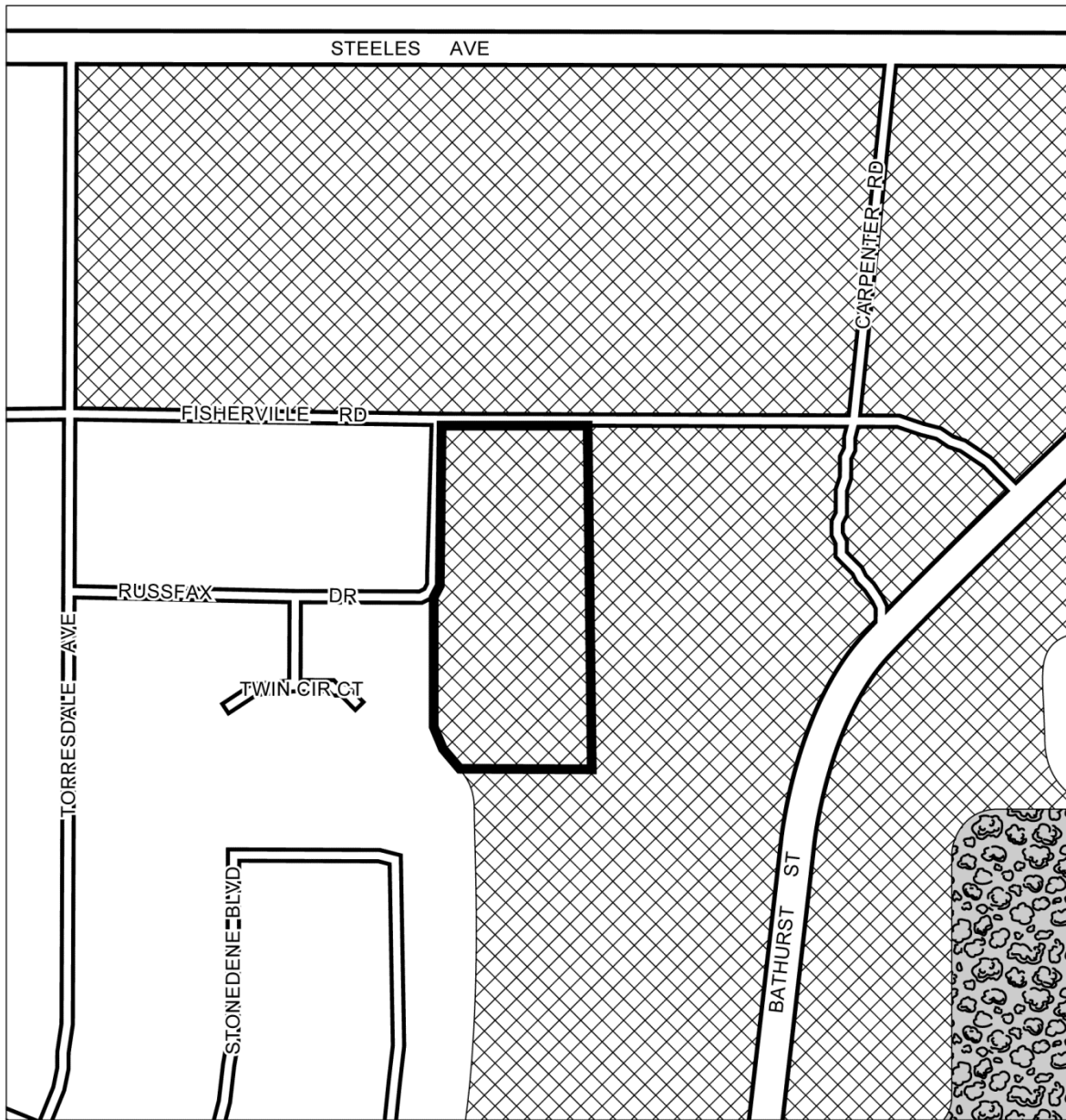
Applicant's Submitted Drawing

Not to Scale
12/12/2018 

25 Fisherville Road

File # 18 189969 NNY 10 0Z






Attachment 4: Official Plan Map



TORONTO
Official Plan Land Use Map #16

25 Fisherville Road

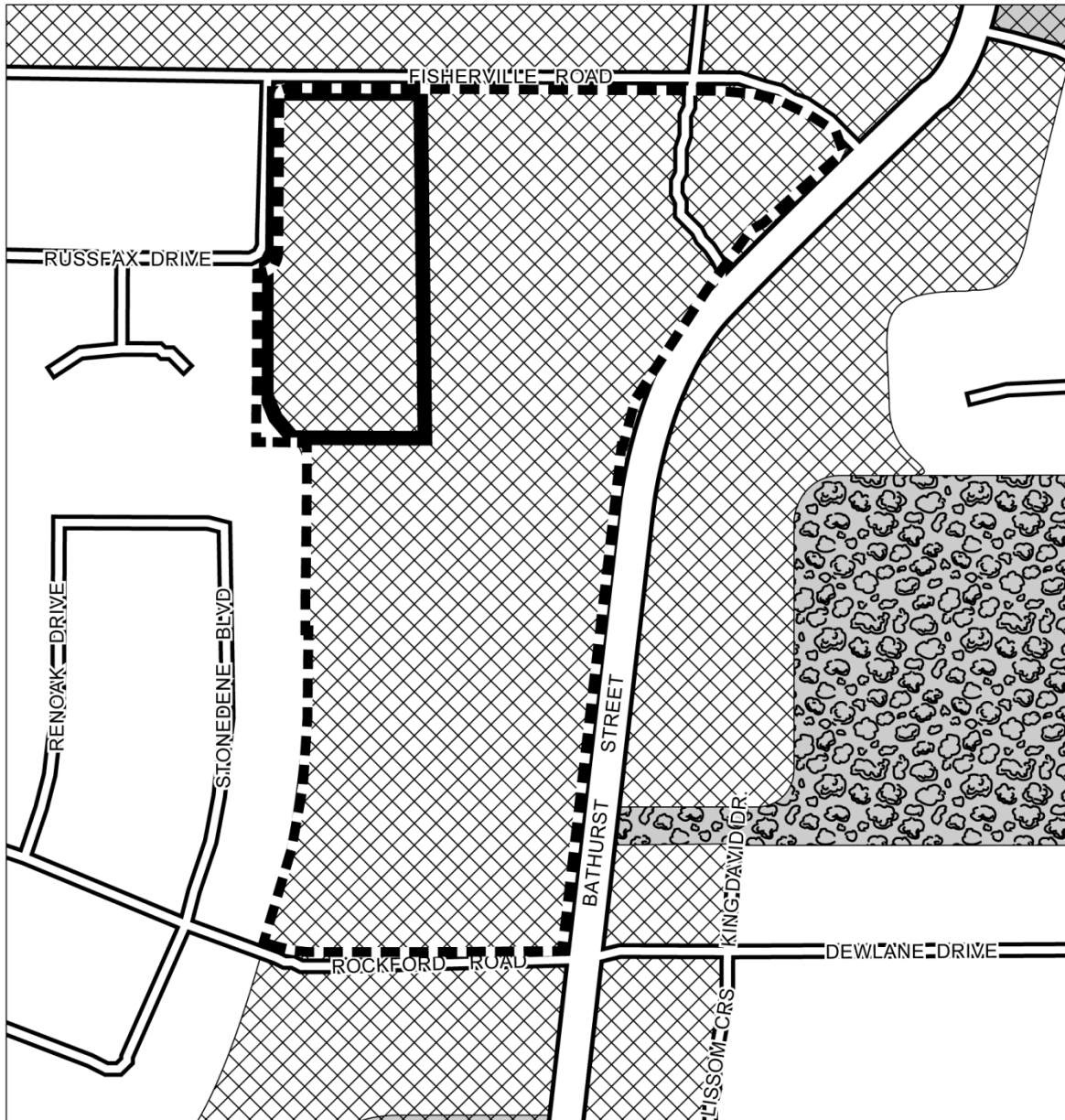
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|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Other Open Space Areas |
|  Apartment Neighbourhoods | |



Not to Scale
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



Attachment 5: Block Context Plan Study Area



TORONTO
 Extract from Official Plan

25 Fisherville Road

File # 18 189969 NNY 10 0Z

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|--|---|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Other Open Space Areas |
|  Apartment Neighbourhoods |  Bathurst Fisherville Block Study Boundary |
|  Mixed Use Areas | |

↑
 Not to Scale
 12/20/2018