

## **25 Fisherville Road – Zoning Amendment Application – Request for Interim Direction Report**

Date: February 12, 2019

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**

### **SUMMARY**

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This application proposes to permit the construction of two 18-storey residential buildings at 25 Fisherville Road. 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.

The report sets out outstanding issues related to the application and makes an initial determination as to whether or not the application is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The proposal in its current form is not consistent with policies of the Provincial Policy Statement and does not conform to policies of the Growth Plan for the Greater Golden Horseshoe as fully described in the Comments section of this report.

In addition to issues related to consistency and conformity with provincial policies, a number of other issues regarding Official Plan conformity also need to be resolved, including:

- Demonstrating compatible infill, including appropriate level of residential amenity; adequate sunlight and landscaped open space for new and existing residents; and organization of development on site to frame streets and open space (4.2.2);
- New buildings fronting onto public streets and providing pedestrian entrances from adjacent public streets (4.2.3 and Section 3).
- Improving 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 (OP Policy 2.3.1.5.e);
- 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 (OP Policy 2.3.1.7.); and
- Addressing how larger sites which have the opportunity for more than one new building, provide 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.

The application at 25 Fisherville Road is the most recent of several applications in the area seeking to intensify within tower sites in the Bathurst Fisherville area. City Planning staff have been working with the landowners to develop a block and context plan that would implement a public realm plan coordinated with parks and open spaces, any required streets, servicing, community facilities, and a comprehensive plan for the siting and built form for future redevelopment in the area. City Planning staff's opinion is that the best way to evaluate how additional density could be accommodated on these sites is through a comprehensive process. Although Staff have concerns with the application in its current form, Staff would like to continue to work with the applicant to resolve the outstanding issues for this redevelopment as part of a comprehensive framework that implements city building objectives.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct City Staff to continue to negotiate with the applicant to resolve the outstanding issues detailed in this report.
2. City Council direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form, should the application be appealed to the Local Planning Appeal Tribunal (the "LPAT") on the basis of Council's failure to make a decision on the application within the statutory timeframe of the Planning Act.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **PROPOSAL**

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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. Currently, there is an 18-storey apartment building on the site. 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 455 m<sup>2</sup> to be accessed from the “elbow” of Russfax Drive. Refer to Attachment 1 - Application Data Sheet and Attachment 2- 3D Model of Proposed Building in Context.

### **Site and Surrounding Area**

The site is located south-west of Bathurst Street and Steeles Avenue West, on the south side of Fisherville Road. It is located within a larger block of “tower in the park” style rental buildings, with large open spaces between buildings, and to the east of the low density residential neighbourhood. Refer to Attachment 3 - Location Map.

The site is 3.75 acres (15,163 square metres). The lot frontage on Fisherville Road is 69.72 m and the lot depth is 190.6 m. On 25 Fisherville Road is an 18 storey rental apartment building. The building is oriented in a north-south direction, with the main entrance facing Russfax Drive.

The surrounding sites and land uses are as follows:

- North: On the north side of Fisherville Road are 14 to 17-storey high rise condominium apartment buildings.
- East: 6040 Bathurst Street and 5 Fisherville Road with two 17-storey rental apartment buildings (subject to further development as proposed by File No. 16 252547 NNY 10 OZ). East of this site is Carpenter Road, which splits from Bathurst Street, and forms a triangular block with commercial uses and surface parking.
- South: 6020 Bathurst and 6030 Bathurst are 11 storey and 18 storey rental apartment buildings (17 264641 NNY 10 OZ). At the southwest corner, the site abuts a low-rise residential neighbourhood comprised of detached dwellings fronting on Stodene Boulevard.
- West: Low-rise residential neighbourhood comprised of detached dwellings fronting on Russfax Drive, Fisherville Road and Twin Circle Court.

### **Reasons for 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.

## **APPLICATION BACKGROUND**

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A pre-application meeting was held on January 11, 2018. The current application was submitted on July 6, 2018 and deemed complete on September 14, 2018. A Preliminary Report on the application was adopted by North York Community Council on January 15, 2019 authorizing staff to conduct a community consultation meeting. Community consultation on the block study is summarized in the Comments section of this Report. The Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY2.8>

North York Community Council adopted the recommendation that the 25 Fisherville Road site be evaluated as a part of a Block Context Plan in conjunction with area stakeholders of the Bathurst – Fisherville area. The development of a Block Context Plan 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. Staff are targeting reporting back to North York Community Council in the second quarter of 2019 on the Block Context Plan. The 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 the 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. Refer to Attachment 4- Block Context Study Area.

The 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 Request for Directions report 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>

## **Application Submission Requirements**

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

- Planning Justification Report;
- Community Services and Facilities Study;
- Preliminary Pedestrian Level Wind Study;
- Housing Issues Report;
- Shadow Study;
- Toronto Green Standards Version 3.0 checklist;
- Public Consultation Plan;
- Energy Strategy Report;
- Transportation Impact Study;
- Geotechnical Investigation Report;
- Geohydrology Assessment;
- Functional Servicing and Stormwater Management Report; and
- Tree Inventory and Preservation Plan Report (including Tree Inventory & Preservation Plan).

The reports and studies submitted by the applicant are available on the Application Information Centre (AIC) <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

## **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific 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.

### **The Provincial Policy Statement (2014)**

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

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; 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 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 for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan 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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

## Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

This application is located on lands shown as Apartment Neighbourhoods on Map 16 of the Official Plan. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. 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. Refer to Attachment 5- Official Plan Land Use Map.

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.

The policies approved through OPA 320 provide 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.

Establishing a well-designed public realm to support the development of sustainable, economically vibrant and complete communities is set out in Section 3.1.1. Elements of the public realm include public streets to improve active transportation options, providing building access and address. The Official Plan policies also promote pedestrian safety and security in parks, other public and private open spaces, and all new and renovated buildings; address the design of new parks and open spaces; and the organization of development blocks to have appropriate scale, open space and street-oriented development.

Other relevant urban design policies include built form (3.1.2) direction for how buildings and building entrances are to relate to streets and the existing and/or planned context and the criteria for tall buildings (3.1.3).

Other strategic directions for housing (3.2.1) and community services (3.2.2) are set out in the Official Plan policies and are relevant to this application. 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 housing policies also require sites with significant new development to secure existing rental units and improvements. 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.

The Official Plan policies for parks (3.2.3) include design criteria to ensure that there are not negative effects on parks and open spaces, as well as policies for the location and configuration of parkland conveyances.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Official Plan Amendment 320**

The Local Planning Appeals Tribunal issued an Order on December 7, 2018 to approve and bring into force OPA 320. The approved policies 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.

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).

### **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 outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

## **Zoning**

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 are 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. Refer to Attachment 6 - Existing Zoning By-law Map.

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 are 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 link to the Tall Building Design Guidelines is here:  
<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

## **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 recommended 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

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### Provincial Policy Statement and Provincial Plans

The Planning Act governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. In particular, section 2 of the Planning Act requires that municipalities, when carrying out their responsibility under the Act shall have regard to matters of provincial interest including:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
  - i. is well-designed,
  - ii. encourages a sense of place, and
  - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These matters, which all approval authorities shall have regard for in carrying out their responsibilities under the Planning Act, are particularly relevant to this proposal.

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the current proposal is not consistent with the PPS for the following reasons:

- Policy 1.1.1.c) and d) of the PPS require the avoidance of development and land use patterns which may cause environmental or public health and safety concerns. Building A, one of the proposed 18 storey towers, has no direct public street access, address or relationship. As well, the proposed development has ground floor units that face the backyards of existing detached dwellings on Russfax Drive and Stonedene Blvd. This building and its entrances do not have any visibility or direct access from Fisherville Road and the public realm. There are also isolated areas on the proposed site plan that do not promote pedestrian and resident safety.
- Policy 1.1.1.f) addresses improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers. The proposal's buildings without public street frontages and areas where there are not clear sightlines for pedestrians and vehicles do not promote accessibility.
- Policy 1.1.3.2.a.1), 2) and 5) of the PPS promotes densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities and are transit-supportive, where transit is planned, exists or may be developed. However intensification needs to be balanced against other objective of the PPS. If the proposed transition and massing is not appropriate then the level of intensification is not appropriate and consistency with the PPS is not achieved.

- Policy 1.2.1 sets out that a coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities including infrastructure and public services facilities. This requires the comprehensive approach of the Block Context plan to determine what infrastructure and public service facilities are needed for this site and the other adjacent developments.
- Policy 1.5.1 promotes healthy, active communities through planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity. The proposal consists of significant new development without public street frontage and does not promote active transportation.
- Policy 1.5.1.b supports planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages. This proposal does not provide the required on-site parkland and there are issues with the proposed parkland location and configuration. There are concerns with the proposal's outdoor amenity spaces including location and accessibility and with how this site provides connections with adjacent properties being redeveloped and to the surrounding area.
- Policy 4.7 of the PPS (2014) states that the official plan is the most important vehicle for implementation of the Provincial Policy Statement. As noted below, the proposal does not conform with a number of official plan policies and therefore, does not meet the intent of this policy.

Staff have determined that the proposal does not conform with the Growth Plan, as it does not adequately address the following objectives:

- Achieving complete communities that improve social equity and overall quality of life (2.2.1.4.b). The proposal does introduce new rental housing, but is lacking in site amenities, a strategy for community services/public service facilities and creates site conditions that do not promote quality of life.
- Expanding convenient access to active transportation, public service facilities and an appropriate supply of safe, publicly accessible open spaces, parks and other recreational facilities (2.2.1.d) is supported through enhanced pedestrian and cycling connections, appropriately sized and located parks and usable, comfortable open spaces.
- Policy 2.2.2.4.b requires the identification of the appropriate type and scale of development and transition of built form to adjacent areas. This proposal does not meet the transition provisions set out in the Official Plan and Tall Buildings Guidelines, as explained later in this report.
- Policy 3.2.8 Public Service Facilities - Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement the Growth Plan. There are concerns with the applicant's analysis regarding provision of public service facilities. There is the need for coordination with other sites through the Block Context Plan.

As described above, the proposed development in its current form is not consistent with the PPS and does not conform with the Growth Plan.

## Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The *Apartment Neighbourhoods* designation established the existing and planned context for this site. These areas are stable areas of the City and significant growth is generally not anticipated. 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. 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.

This application does not implement or meet the Healthy Neighbourhoods, Housing and Apartment Neighbourhoods policies, including:

- 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 proposal does not provide a strategy, either on the site or in conjunction with other sites, for improvement of the network of new local streets. Pedestrian access is not well defined and raises safety concerns. As well, there are opportunities to explore and enhance neighbourhood amenities and partnerships with other sites in the block. These are all criteria which need to be appropriately addressed to evaluate the proposal's compatibility.

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 the Plan. The applicant has begun to engage in this process; however the proposal in its current form does not meet this policy objective.

The RAC zoning permits the introduction of small scale retail and community amenities in the ground floor of apartment buildings. There is an opportunity through this proposal to introduce these uses to promote easier access to services within walking distance. This issue will be addressed in the further review of this proposal.

## **Built Form, Site Organization, 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 and planned built context and meet the criteria for development in *Apartment Neighbourhoods* on a site with an existing 18 storey apartment building. There are also substantial issues, discussed below, 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 the 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 and does not provide an appropriate transition in scale.

There are also issues with how the proposal addresses the development criteria for Apartment Neighbourhoods and criteria for 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. The area is characterized by large building separation distances which provide generous open spaces and skyview. Separation distances may need to increase to respond to the local context and for the infill to maintain the site's access to greenspace.

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, as required by the Official Plan. 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.

Building A is proposed largely in an existing open space, while Building B is located where there is currently surface parking. Staff are evaluating how Building A impacts the provision of landscaped open space and soft landscaping on site. Currently approximately 25% of the site is paved for vehicular parking and access and 66% of the site is landscaped open space. The applicant's statistics for the proposal show reduction to the paved area for vehicles to approximately 17% and the amount of landscaped open space reduced to approximately 51%.

The applicant has not provided the information needed to confirm whether the landscaped open space provided is soft landscaping or includes hard landscaping, such as walkways and paved areas. The proposal is seeking exemptions from the landscaping provisions and provisions for landscaping on lot lines in Zoning By-law 7625 and 569-2013. The organization and overall amount of landscaped open space and soft landscaping needs to address on-site amenity, treed and soft landscaped edges, planned context and transition and buffering of adjacent residential properties, including *Neighbourhoods*.

While the proposal reduces paved areas for vehicles, driveway and underground access ramps are not incorporated into the building. 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 also 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 site organization and area context 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;
- Provision of clear sightlines for pedestrians;
- Appropriate sunlight and wind conditions; and
- No "dead ends", entrapment or isolated areas to ensure pedestrian safety through physical and visual accessibility.

### **Density, Height, Massing**

The Apartment Neighbourhoods designation is considered physically stable and is not a growth area. This area and site are characterized by "tower in the park" development and there is no higher order transit in this area. On these Apartment Neighbourhood sites the Official Plan contemplates compatible infill. The current density on 25 Fisherville is 1.5 FSI and the proposed new density would be 3.65 FSI. To consider the increase in density and significant intensification, comprehensive review of infrastructure and street network is required; the criteria for compatible infill need to be met; and provision for new and extended public realm elements.

Until the Block Context Plan is developed with a framework for public realm and open space to inform building placement, it is premature to identify options for the density, height and massing of the proposal and overall Block Context Plan. Through the Block Context Plan, there is an opportunity to explore utilizing other built form typologies (midrise and lowrise built form) to improve the interface with existing buildings and provide better transition to designated Neighbourhoods.

As previously noted, the proposed tall buildings do not fit within a 45 degree angular plane measured from adjacent Neighbourhoods so further revisions to height and massing, and resultant density, are needed.

### **Sun, Shadow, Wind**

The applicant has submitted a shadow study which illustrates shadow impacts on the adjacent public realm and proposed parks and open space. Given the existing and the planned context for the subject property and the surrounding area and the other applications in the Bathurst Fisherville area, measuring the cumulative impacts of shadowing and wind should be addressed through a comprehensive analysis. Staff need the analysis at a block context level to ensure that there are limited shadow impacts on the existing and proposed public realm, future parks and open spaces and adjacent *Neighbourhoods*.

Based on the wind study submitted by the applicant, there are some proposed uncomfortable wind conditions at winter time that do not promote pedestrian comfort at the residential entry along Fisherville. Further mitigation strategies will need to be explored. The current analysis does not account for potential built form of adjacent development proposals which can create even more adverse wind conditions and tunneling effects, especially as it relates to streets and open spaces.

### **New Streets**

The proposal consists of significant new development without public street frontage, which does not facilitate access by active transportation modes, and reduces community connectivity. Through the Block Context Plan staff are encouraging a new public or private street network to provide frontage for proposed buildings, parks and open spaces that currently have no street frontage. In addition to PPS Policy 1.5.1, the current proposal does not conform to OP policies regarding new streets that use a Complete Streets approach to provide improved connectivity for all road users (3.1.1.16) noted above, or to provide new streets as public streets, or private streets where appropriate that integrate into the public realm and meet design objectives for new streets (3.1.1.17).

### **Traffic Impact, Access, Parking**

The Block Context Plan is intended to provide direction on the need for improvements to the street network through transportation 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 transportation impacts of all of the development, the phasing of development and strategies to coordinate the timing of appropriate infrastructure. The Transportation Impact Study submitted by the applicant has been reviewed by Transportation Services and needs further analysis to be acceptable.



The Block Context study will also address the location of new streets, crossings, pedestrian walkways, and shared mobility facilities. The applicant's traffic analysis will need to be revised once the Block Context Study is advanced through the study process. The proposal also does not provide an appropriate pedestrian network; these concerns are supported by Official Plan and provincial policies noted earlier in this report. A Transportation Demand Management strategy is needed to facilitate active transportation and reduce the reliance on vehicles.

The following are some of the improvements to the pedestrian network and additional analysis that are required to achieve Complete Streets and meet Official Plan and provincial policies:

- 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.

## **Servicing**

Staff are undertaking a Block Context analysis to determine what infrastructure improvements may be necessary to support intensification within the Bathurst-Fisherville area. Composite utility plans for the Block Context area would better assist in understanding above-grade and below-grade considerations and how that will inform the block structure and organization. Engineering and Construction Services Staff are also reviewing the applicant's servicing 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. Revisions to the studies are needed to provide further analysis and investigation will be required to verify the extent of the impacts of the additional flows from the proposed development and the overall study area and determine an appropriate level of development and servicing requirements.

## **Housing Issues**

Both the Official Plan and the Growth Plan provide directions to provide and maintain a full range of housing to meet the needs of current and future residents; to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes. The application is proposing two rental buildings, which increases the supply of rental housing.

The proposal for 125 (27.3%) two-bedroom units and 31 (6.8%) three-bedroom units does not meet unit mix objectives of the Growing Up guidelines 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 and meeting the Growth Plan objectives for complete communities with a mix of unit sizes (2.2.6.3), which could be secured through the zoning by-law or Section 37 agreement.

The Official Plan Policies regarding rental housing (3.2.1.5 (a) and 3.2.1.5 (b)) require securing of existing rental units which have affordable and mid-range rents and 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; confirms that the owner of the buildings is prepared to provide improvements and renovations, without pass through of costs to tenants; and states that the owner will develop a construction mitigation and a tenant communications strategy. The proposed improvements will need to be evaluated to determine consistency with Official Plan policies.

Rental housing matters required to be addressed through the application revisions 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 on-site rental housing improvements;
- Identifying and securing, by legal agreement, needed improvements to the existing rental housing; and
- Developing a tenant construction effects mitigation and communications plan.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the city. The lands which are the subject of this application are in an area with 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 m<sup>2</sup>.

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 m<sup>2</sup> 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 revisions and analysis are required to determine the specific configuration and location of the on-site parkland dedication in relation to the block 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).

### **Privately-Owned Publicly Accessible Open Space (POPS)**

Further revisions and analysis is needed to determine how a proposed privately-owned publicly accessible open space (POPS) can complement and support a network of open space and amenities within the site and in the larger block context. Determination of the amount, location and configuration of any POPS needs to be assessed in relation to public parkland dedication, outdoor amenity and connections within the block context.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). There are 7 private trees on site that will be impacted by the proposal and 5 trees on the neighbouring property to the east; 36 replacement trees will be required.

Additional tree planting of large growing canopy trees 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.

### **Toronto Green Standard**

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

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features that will be secured through the zoning by-law process include automobile infrastructure and cycling infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

### **Community Services Assessment**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community. Strategies and directions for provision of community services and facilities is required in the Growth Plan through Policy 1.2.1.d which addresses a coordinated, integrated and comprehensive approach for public service facilities and Official Plan policies in Section 3.2.2.

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.

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 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 Block Context 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 comprehensive analysis provided and because of the current study process underway for the Bathurst-Fisherville Block Study. Currently approximately 1,380 additional units are proposed within the Block Context Plan study area. Further analysis will be required to develop recommendations and strategies for how this site and the overall Block Context Plan can address CS&F needs for complete communities.

## **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. The proposed development exceeds the height and density limits of the existing Zoning By-law.

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 and meets the criteria for eligibility of Section 37 benefits.

## **Community Consultation**

The Block Context Study was introduced to the public and community at a meeting on August 8, 2018, held in conjunction with the meeting for the application at 6020 and 6030 Bathurst Street. Issues raised at the meeting included:

- maintenance and enhancement of green spaces;
- creation of new open spaces and amenities;
- improvements to pedestrian and cycling infrastructure;
- improved access to community services and retail;
- concerns about traffic congestion and traffic volume; and
- transit capacity and how congestion delays transit service.

Next steps will include further meetings and outreach with applicants and other landowners, together with further community consultation. City staff met with the landowners in December 2018 to advance the block study analysis and are targeting further community consultation on options for a block plan structure in March 2019, in conjunction with the community consultation for the 25 Fisherville application.

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

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan. Staff are of the opinion that the proposal in its current form is not consistent with the PPS (2014), does not conform with the Growth Plan (2017) and does not conform to the Official Plan, as fully described in the Comments section of this report.

The proposal does not conform to the Toronto Official Plan, particularly as it relates to Apartment Neighbourhoods development criteria, Healthy Neighbourhoods policies and objectives for the public realm and complete streets. The issues and concerns with the current form of the proposal include how it meets the criteria for compatible infill, including appropriate level of residential amenity; adequate sunlight and landscaped open space for new and existing residents; and organization of development on site to frame streets and open space (4.2.2).

The current plans propose a new 18-storey building without frontage on a public street and not providing pedestrian entrances from adjacent public streets. The current proposal does not provide new streets for access and frontage for existing and future development, improve pedestrian and bicycle circulation, and safe access to parks, open spaces, transit, schools and pedestrian destinations (OP Policy 2.3.1.5.e);

The proposal does not meet objectives for complete communities. Further work and coordination is needed to address the provision of public service facilities and the enhancement of community and neighbourhood amenities. As well, the proposal needs to address the required amount and configuration of the parkland dedication to be made to the City. However, this application provides additional rental housing opportunities.

Staff recommend that City Council direct City Planning staff to continue to work with the applicant to resolve the outstanding issues described in this report coordinated with the Block Context Plan Study. Staff also recommend that City Council direct the City Solicitor, and appropriate City Staff, to attend and oppose the application in its current form, should the application be appealed to the Local Planning Appeal Tribunal on the basis of Council's failure to make a decision on the application within the statutory timeframe.

## **CONTACT**

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Allison Meistrich, Senior Planner, Tel. No. 416-395-7127, Fax No.416-395-7155, E-mail: Allison.Meistrich@toronto.ca

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Location Map
- Attachment 4 - Block Context Plan Study Area
- Attachment 5: Official Plan Land Use Map
- Attachment 6: Existing Zoning By-law Map

**Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: East Elevation

Attachment 9: North Elevation

Attachment 10: South Elevation

Attachment 11: West Elevation

## Attachment 1: Application Data Sheet

**Municipal Address:** 25 FISHERVILLE RD **Date Received:** July 6, 2018

**Application Number:** 18 189969 NNY 10 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** The proposed development comprises of 2 additional buildings on the site, to be located north and south of the existing building. New and reconfigured landscaped areas, driveways, ramps and loading areas are proposed, with expanded underground parking.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED			IMH 25 FISHERVILLE LTD

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RAC (f30.0; a1375; d1.5)	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 15,163      Frontage (m): 70      Depth (m): 191

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,281	1,281	3,524	<b>4,805</b>
Residential GFA (sq m):	21,907	21,907	33,372	<b>55,279</b>
Non-Residential GFA (sq m):				
Total GFA (sq m):	21,907	21,907	33,372	55,279
Height - Storeys:	18	18	18	18
Height - Metres:			58	58

Lot Coverage Ratio (%): 31.69      Floor Space Index: 3.65

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	55,279	



Retail GFA:  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	214	214	458	<b>672</b>
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>	<b>214</b>	<b>214</b>	<b>458</b>	<b>672</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:		1	71	107	35
Proposed:		6	296	125	31
<b>Total Units:</b>		<b>7</b>	<b>367</b>	<b>232</b>	<b>66</b>

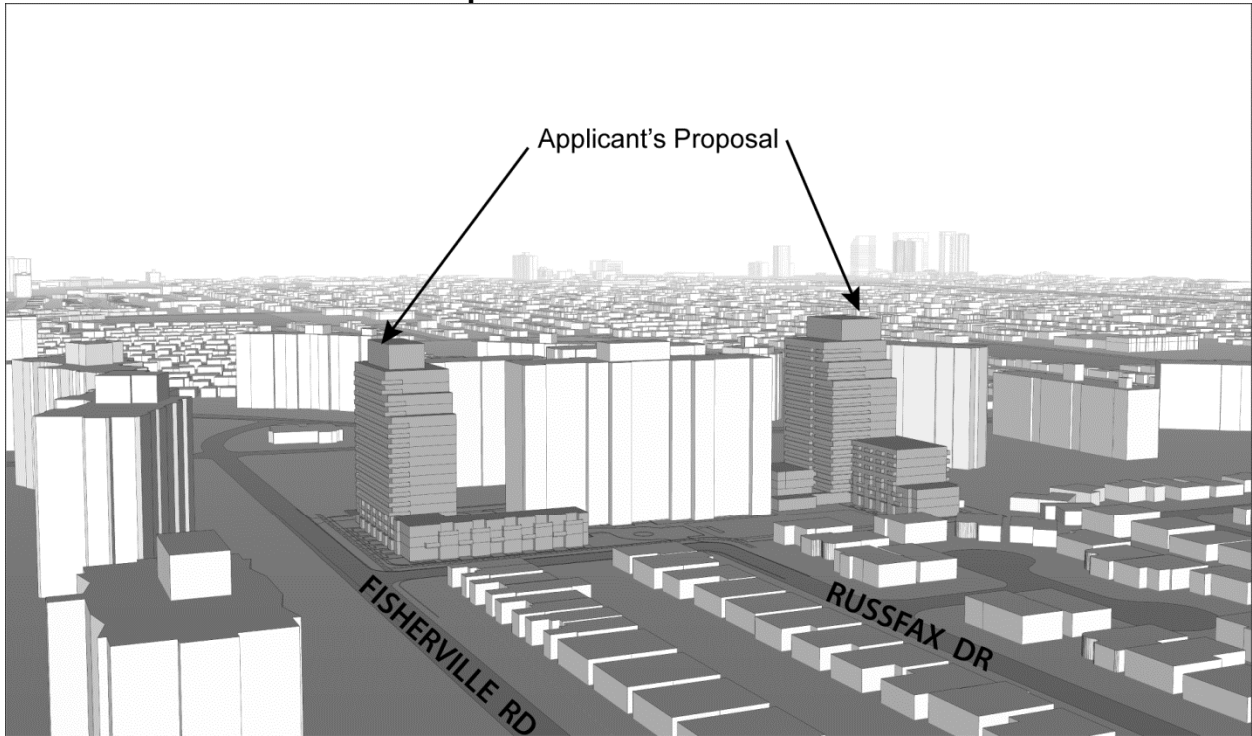
**Parking and Loading**

Parking Spaces: 493      Bicycle Parking Spaces: 431      Loading Docks: 3

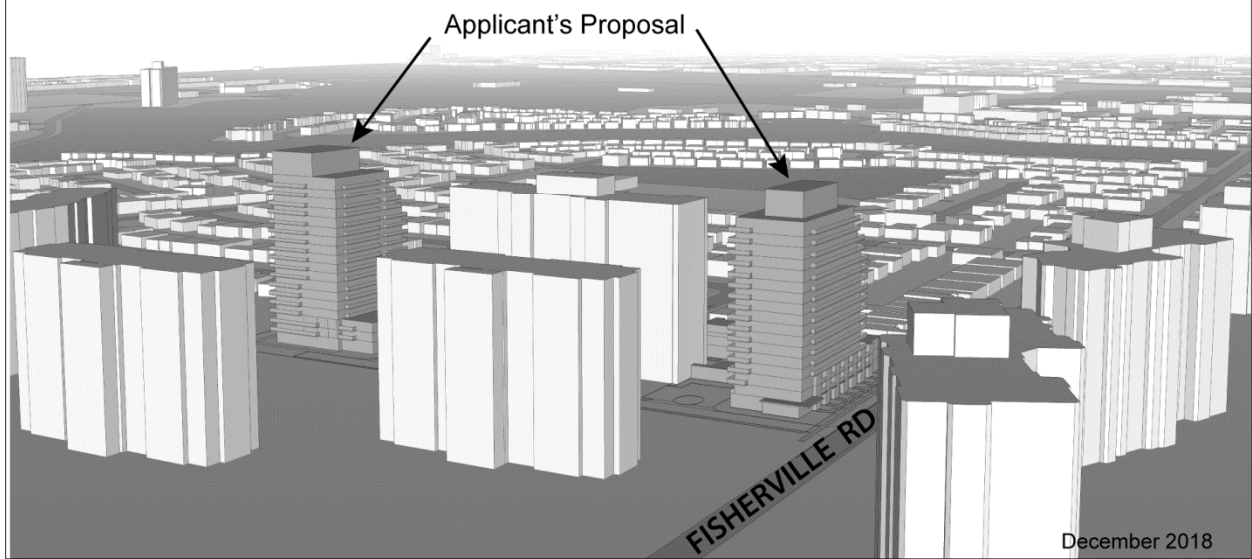
**CONTACT:**

Allison Meistrich, Senior Planner  
 (416) 395-7127  
 Allison.Meistrich@toronto.ca

## Attachment 2: 3D Model of Proposal in Context



**View of Applicant's Proposal looking East**

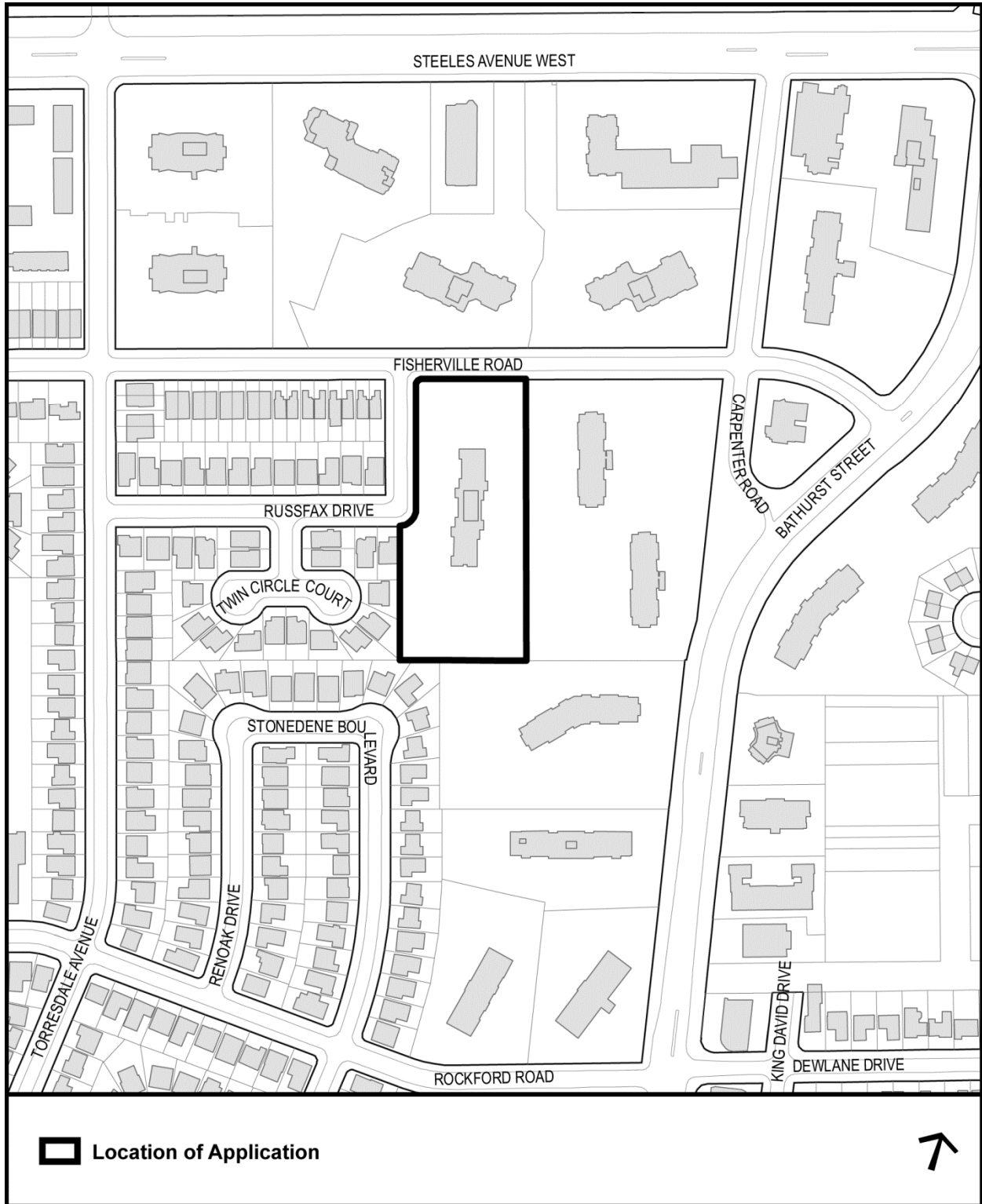


**View of Applicant's Proposal looking West**

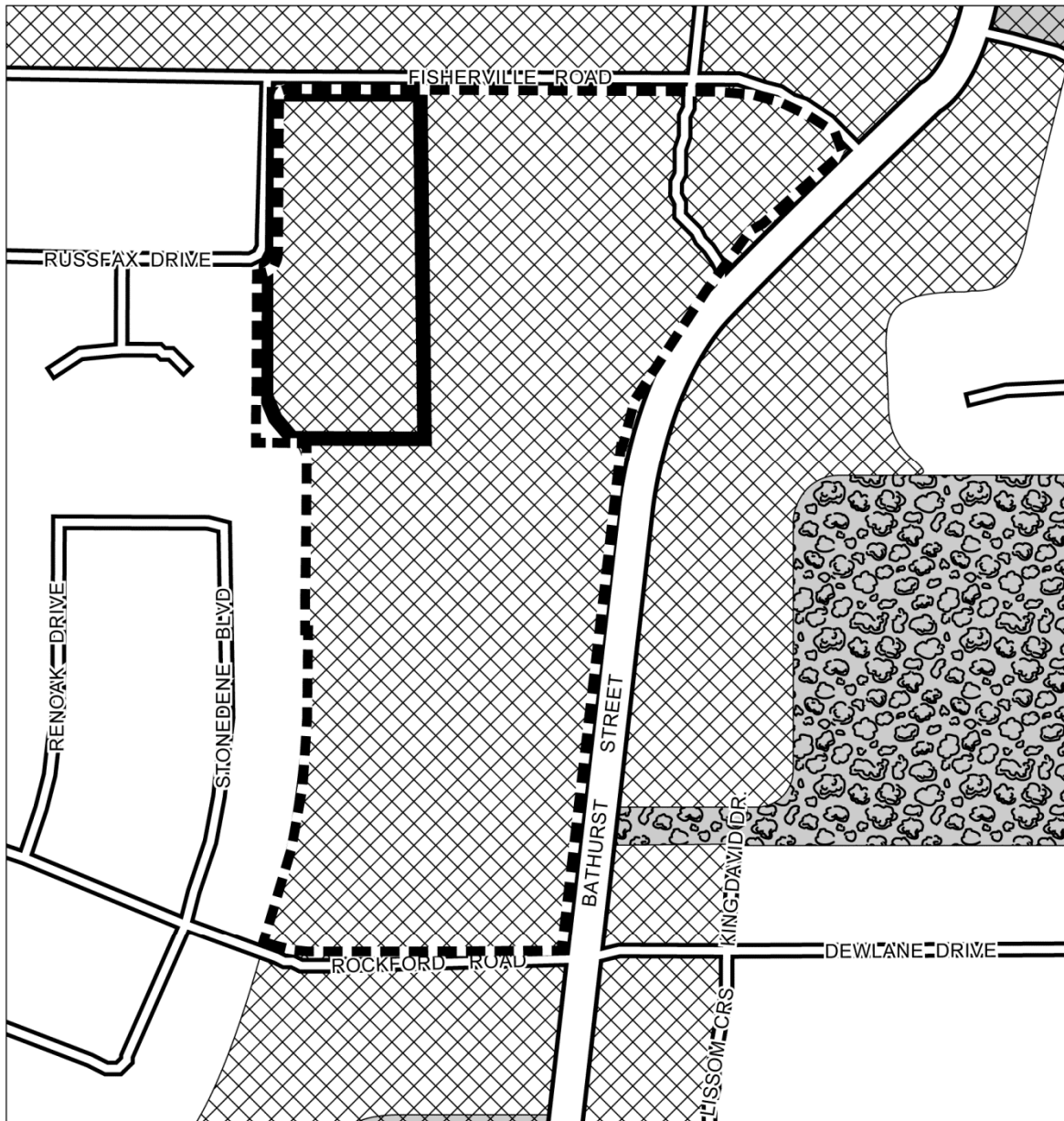


December 2018

### Attachment 3: Location Map



# Attachment 4: Block Context Plan Study Area



Extract from Official Plan

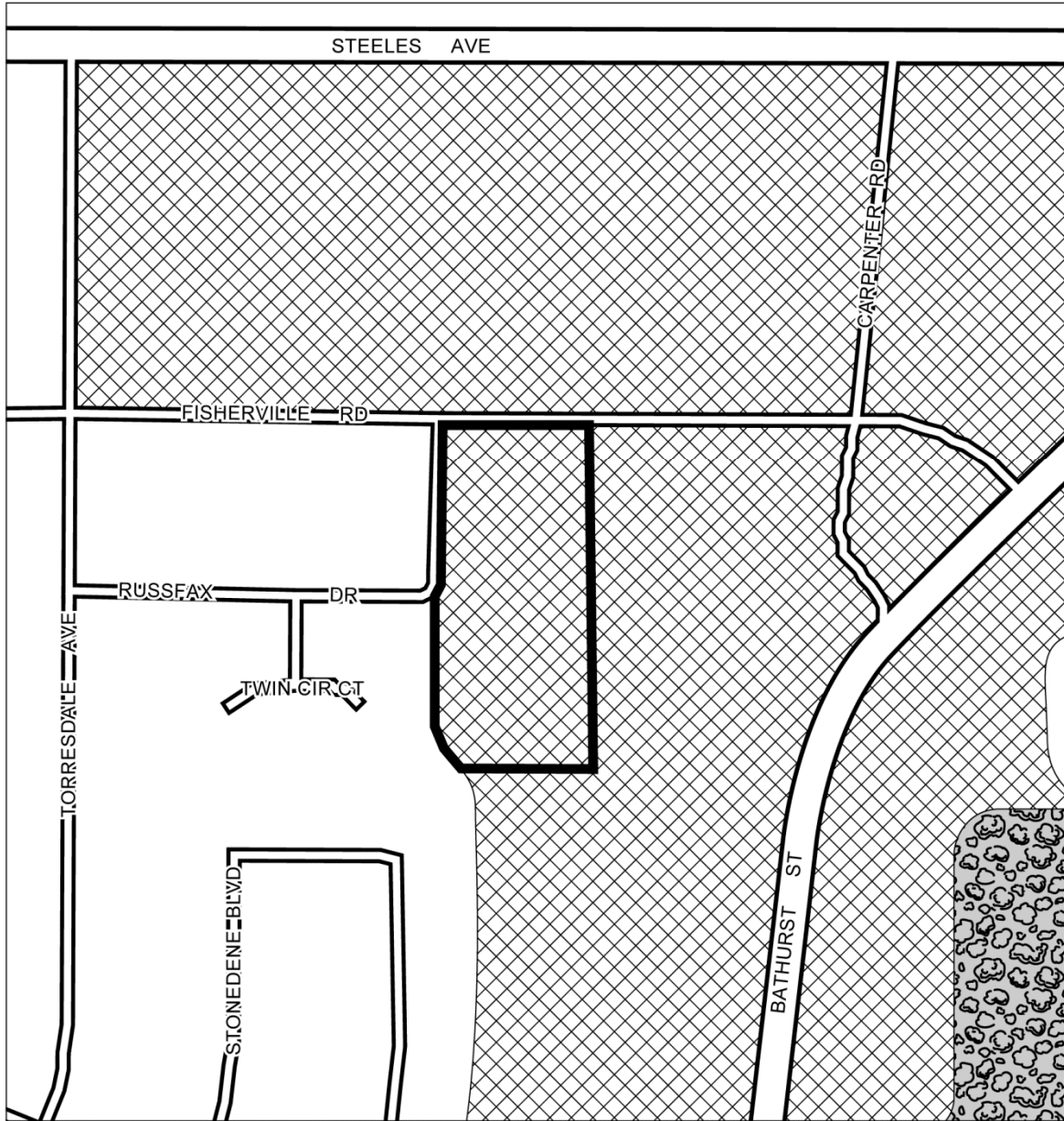
25 Fisherville Road

File # 18 189969 NNY 10 0Z

- |  |                          |  |   |
|--|--------------------------|--|---|
|  | 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






**Attachment 5: Official Plan Map**



**TORONTO**  
**Official Plan Land Use Map #16**

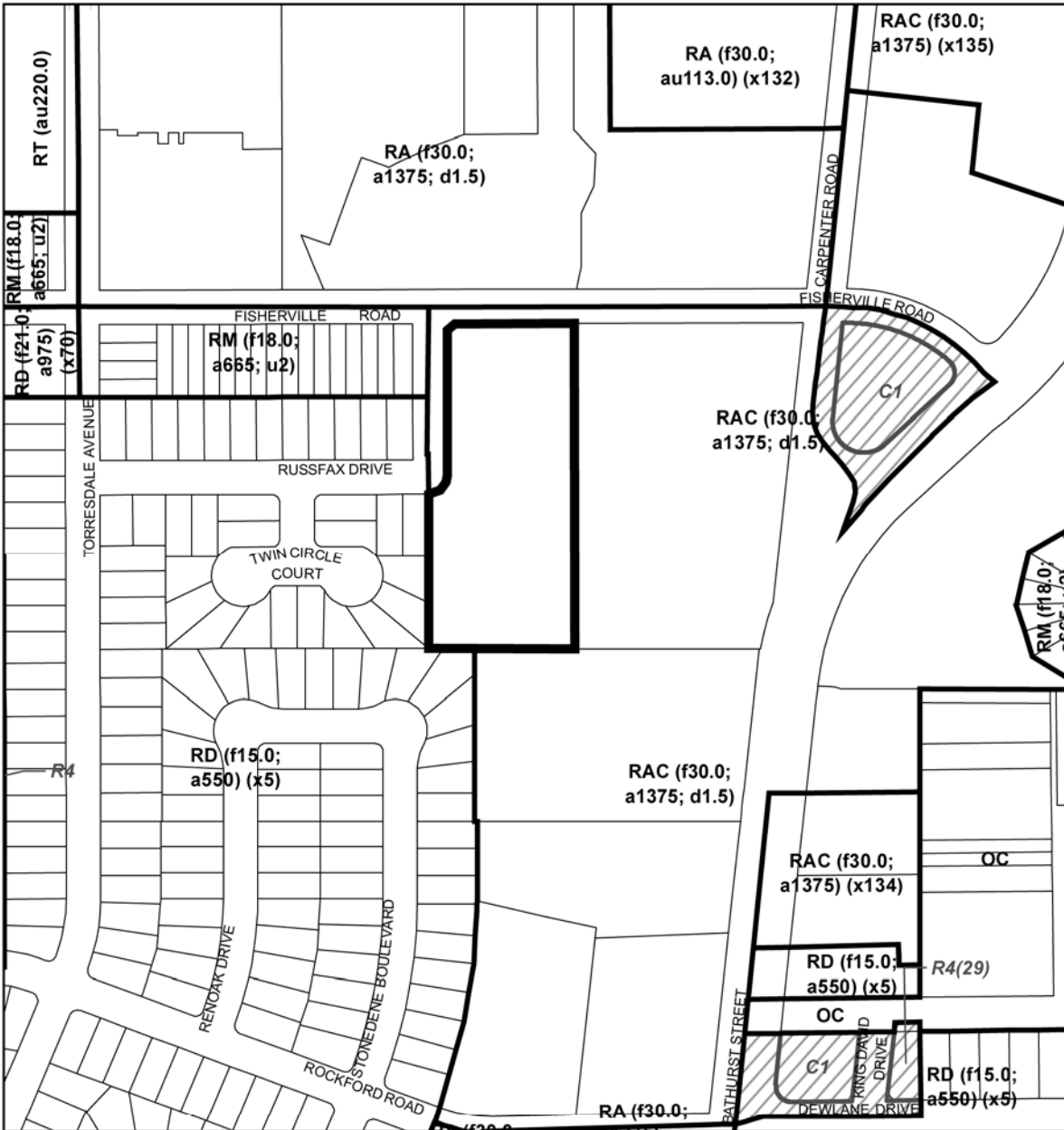
**25 Fisherville Road**

File # 18 189969 NNY 10 0Z

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

  
 Not to Scale  
 12/12/2018

# Attachment 6: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**25 Fisherville Road**

File # 18 189969 NNY 10 0Z



Location of Application

- |           |                       |            |                                  |
|-----------|-----------------------|------------|----------------------------------|
| <b>RD</b> | Residential Detached  | <b>RA</b>  | Residential Apartment            |
| <b>RT</b> | Residential Townhouse | <b>RAC</b> | Residential Apartment Commercial |
| <b>RM</b> | Residential Multiple  | <b>OC</b>  | Open Space Cemetery              |

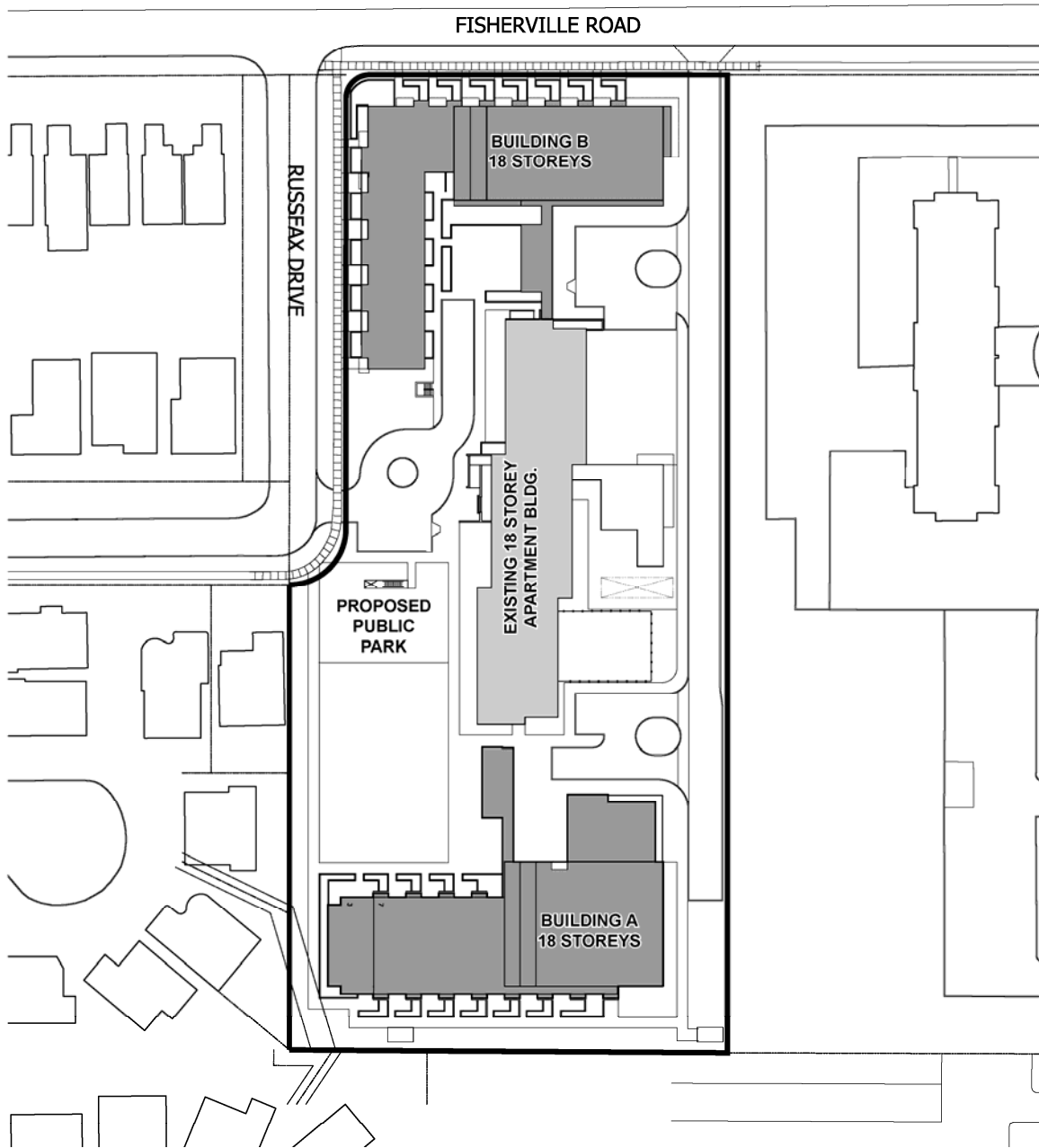


- See Former City of North York By-Law No. 7625
- R4 One-Family Detached Dwelling Fourth Density Zone
  - C1 General Commercial Zone



Not to Scale  
Extracted: 12/12/2018

**Attachment 7: Site Plan**



**Site Plan**

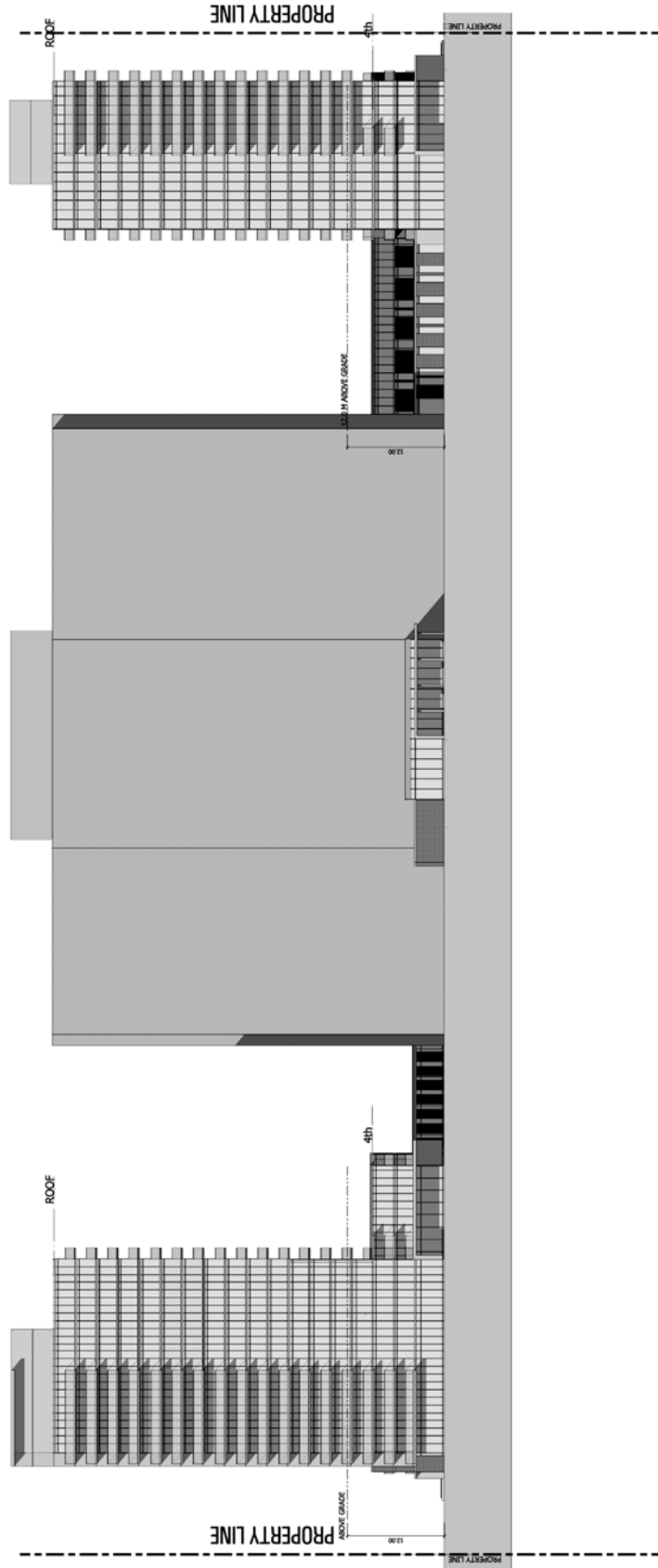
Applicant's Submitted Drawing

Not to Scale  
02/13/2019 

**25 Fisherville Road**

File # 18 189969 NNY 10 0Z

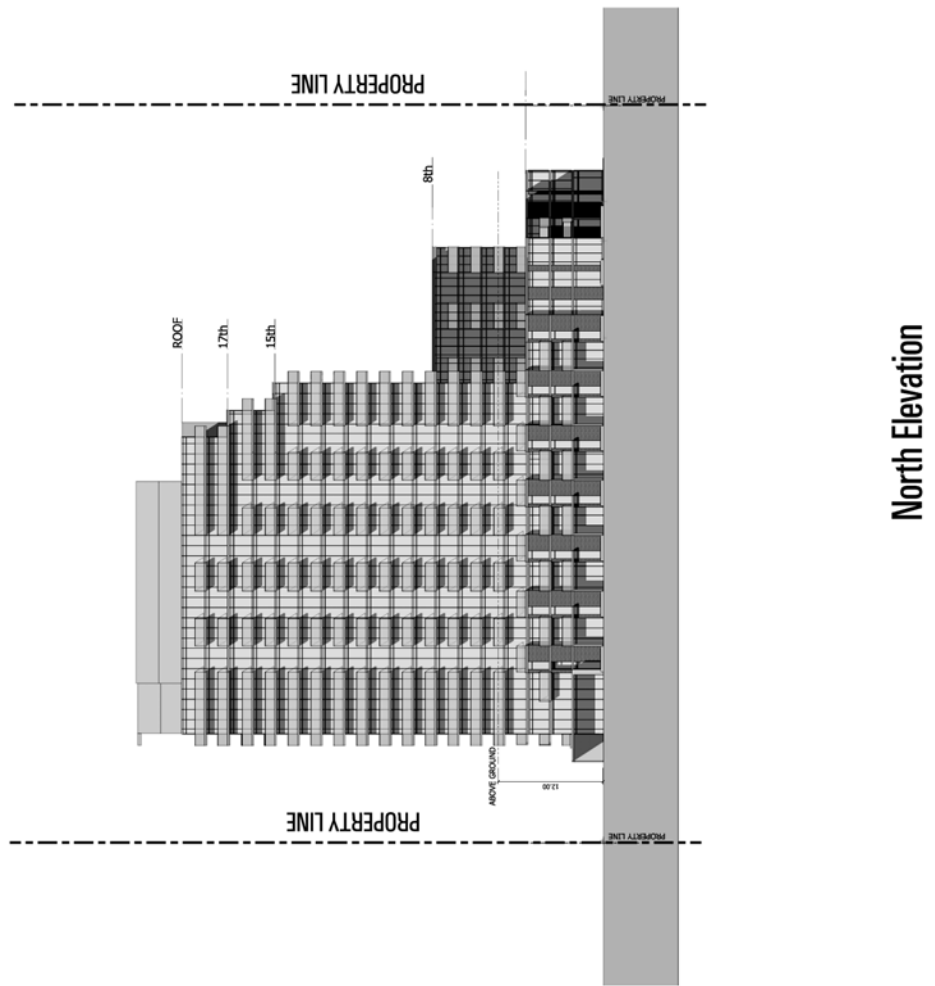
**Attachment 8: Elevations**



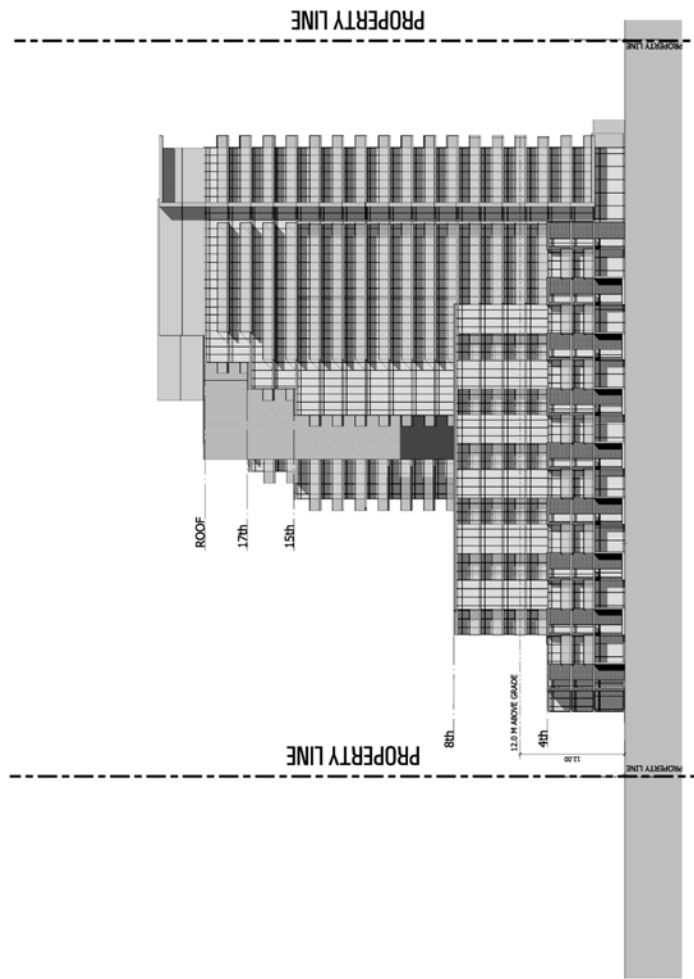
**East Elevation**



# Attachment 9: Elevations

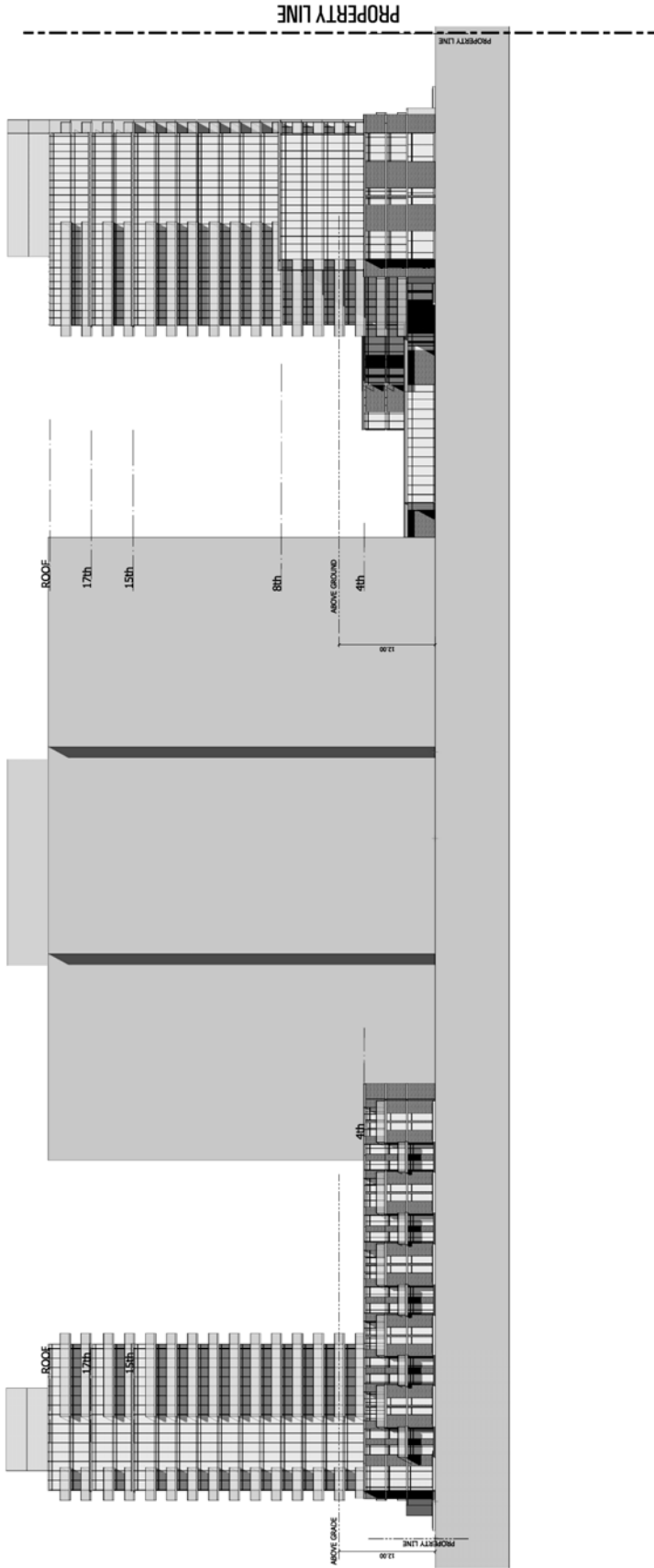


# Attachment 10: Elevations



South Elevation

# Attachment 11: Elevations



West Elevation