

5950 Bathurst Street – Zoning Amendment Application – Preliminary Report

Date: November 15, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6- York Centre

Planning Application Number: 19 229837 NNY 06 OZ

Notice of Complete Application Issued: October 30, 2019

Current Use(s) on Site: 12-storey rental residential building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 5950 Bathurst Street. 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 5950 Bathurst Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners 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.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law to permit a 14-storey residential building as an addition to the existing 12-storey rental residential building and three blocks of 3-storey townhouses which would introduce 255 new residential units, of which 235 are proposed as apartment units and 20 are proposed as townhouse units. The application proposes to retain all 129 existing rental units and the existing daycare which operates within a portion of the ground floor of the existing building. A summary of the application's statistics can be found below:

Site Frontage	<ul style="list-style-type: none"> Bathurst St: 92.0 metres Cedarcroft Blvd: 102.6 metres
Site Area	8,870 square metres (2.2 hectares)
Existing Units to be Retained	129 units
Proposed Units	<ul style="list-style-type: none"> 235 rental units within the tower addition 20 townhouse units Total: 255 units
Total Units (New and to Remain)	384 units
Existing Gross Floor Area (GFA)	<ul style="list-style-type: none"> Residential GFA: 13,393 m², Daycare GFA: 347 m² Total: 13, 740 m²
Proposed GFA	<ul style="list-style-type: none"> Residential GFA: 19,660 m²
Total GFA (New and to Remain)	<ul style="list-style-type: none"> Residential GFA: 33,053 m² Daycare GFA: 347 m² Total: 33,400 m²
Proposed Floor Space Index (FSI)	3.77 times the lot area
Height of Tower Addition	14-storeys, 42.8 metres
Height of Townhouses	3-storeys, 10.9 metres
Proposed Parking Supply	<ul style="list-style-type: none"> Resident: 191 spaces Visitor: 38 spaces Car Share: 6 spaces (1 car share space = 4 spaces) Daycare: 3 spaces Total: 238 spaces (256 effective spaces with car share)
Proposed Bicycle Parking Supply	<ul style="list-style-type: none"> Long term: 262 spaces Short term: 26 spaces Total: 288 spaces
Proposed Loading Space	1 Type 'G'
Existing Indoor Amenity Space	Applicant to confirm
Proposed Indoor Amenity Space	470 square metres
Existing Outdoor Amenity Space	295 square metres
Proposed Outdoor Amenity Space	470 square metres

The proposed 14-storey (42.8 metres) residential building is proposed to the west of the existing 12-storey building and is generally oriented in a north-south direction with the exception of a 3-storey east-west wing that connects the proposed 14-storey building to the southern portion of the existing building. The existing building and proposed residential building form a U-shape with a centralized landscaped courtyard located in the centre that is accessed from Cedarcroft Boulevard and from a secondary entrance in the existing building. The primary pedestrian entrance for the proposed building is proposed at the northwest corner, directly adjacent to Cedarcroft Boulevard. The secondary pedestrian entrance for the proposed building is proposed at the southeast corner, with an outdoor pedestrian connection to a pick-up/drop-off area in front of the existing building adjacent to Bathurst Street.

The 3-storey component of the building that fronts Cedarcroft Boulevard is setback 4.5 metres from Cedarcroft Boulevard and the 11-storey component steps back to a setback of 14.5 metres. The western elevation of the proposed building is setback 8.0 metres from the western property line and the ground floor is setback 2.5 metres from a proposed access driveway. The 3-storey east-west wing to the south is setback 5.5 metres from the southern property line. The separation distance of the proposed 14-storey building to the existing building ranges between 14.0 and 24.0 metres.

The application also proposes three blocks of 3-storey townhouses, of which two blocks are located to the east of the existing building with frontage on Bathurst Street and one block abuts the northern façade of the existing building with frontage on Cedarcroft Boulevard. Each townhouse unit has direct pedestrian access to either Bathurst Street or Cedarcroft Boulevard.

The townhouse blocks that front Bathurst Street are separated by a vehicular pick-up/drop-off area. Each block contains 6 townhouse units and each unit has a private outdoor space at the rear. The northern townhouse block is setback 3.6 metres from the northern property line and 2.4 metres from the Bathurst Street property line. The western setback of the northern townhouse block to the townhouse block that fronts Cedarcroft Boulevard ranges between 5.8 metres and 7.0 metres and the private outdoor area for each unit is located within a portion of this setback. The southern townhouse block is setback 5.5 metres from the southern property line and 2.4 metres from the Bathurst Street property line. The western setback of the southern townhouse block to the 3-storey east-west wing of the proposed addition ranges between 6.4 metres and 7.3 metres.

The townhouse block that fronts Cedarcroft Boulevard contains 8 townhouse units and each unit has a private patio space adjacent to Cedarcroft Boulevard that is screened from the street with a landscape buffer. This townhouse block is setback 4.5 metres from the Cedarcroft Boulevard property line and the southern elevation of this townhouse block directly abuts the northern façade of the existing building. The westernmost unit of this townhouse block is setback 9.0 metres from the 3-storey component of the proposed residential building to the west.

The application proposes 470 square metres of both indoor and outdoor amenity space. The proposed amenity space will be accessible to residents of the proposed building

and the existing building. Residents of the townhouse units will not have access to the amenity space. A portion of the outdoor amenity area is located within the centralized courtyard between the proposed building and existing building. This courtyard is proposed to be accessed from Cedarcroft Boulevard. The remaining outdoor amenity space is located on the roof the 3-storey east-west wing that connects the proposed 14-storey building to the existing building. The proposed indoor amenity space is located within the ground floor of the proposed 14-storey building and on the fourth level.

In addition to the amenity spaces described above, the application proposes 358 square metres of additional outdoor amenity space that is to be shared between residents and the existing daycare. This 358 square metres of outdoor space is broken up into three parcels that are 121 square metres, 132 square metres, and 105 square metres in size. One space is located within the centralized courtyard between the proposed building and the existing building and directly abuts the indoor daycare space, one space abuts the southeast portion of the existing building adjacent to the indoor daycare space, and one space is located to the west of the northern townhouse block that fronts Bathurst Street and has no relationship to the indoor daycare space. Although two of the proposed outdoor spaces are located adjacent to the indoor daycare space, the only entrance to the daycare is through the residential lobby of the existing building.

The application proposes two vehicular accesses to the site. One access is located off Bathurst Street in the middle of the subject site. This access is 6.0 metres wide and is the vehicular pick-up/drop-off loop for the daycare and residents of the existing building. The other access is located off Cedarcroft Boulevard towards the western limit of the site, adjacent to the proposed 14-storey building. This driveway is 6.0 metres wide and continues towards the southern limit of the site where the entrance to the underground garage is proposed. The underground garage consists of two levels, which includes an expansion to the existing underground garage located below the existing building. The existing underground garage together with the proposed expansion extends almost entirely to the northern, western, and southern property lines. Adjacent to the underground garage entrance is the servicing area where the loading space and garbage storage is proposed. A 2.5 metre wide covered pedestrian walkway runs adjacent to the proposed driveway which provides pedestrian access to the parking and servicing areas and the short term bicycle parking spaces located on the ground floor of the proposed building.

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 three dimensional representations 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 (2019) 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

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 Plan 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 subject site is designated *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* typically contain taller buildings and higher densities 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 and other relevant sections of the Official Plan. While *Apartment Neighbourhoods* are not areas of significant growth on a citywide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place.

Zoning By-laws

The subject site is currently zoned Multiple-Family Dwellings Sixth Density Zone (RM6) under the former City of North York Zoning By-law No. 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 35 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) under Zoning By-law No. 569-2013, parts of which are 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 35 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 24 metres.

The City of Toronto 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/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- City-Wide Tall Building Design Guidelines;
- Townhouse and Low-rise Apartment Guidelines; and
- Growing Up: Planning for Children in New Vertical Communities.

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

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 residential building is a permitted building type, the proposed townhouses are not permitted in the RAC zone under Zoning By-law 569-2013. The proposal also requires amendments for height, density, setbacks, parking provisions, and other By-law performance 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

A Place to Grow: 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 confirm, or not conflict, as the case may be, with the Growth Plan.

A key issue for the evaluation of the subject application with respect to the Growth Plan includes achieving complete communities that:

- Feature a diverse mix of land uses, including residential and employment uses, the convenient access to local stores, services, and public service facilities;
- Improve social equity and overall quality of life;
- Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

- Expand convenient access to a range of transportation options, including options for safe, comfortable, and convenient use of active transportation, public service facilities, publicly-accessible open spaces and other recreational facilities;
- Provide for more compact built form and a vibrant public realm, including public open spaces; and
- Planning for public service facilities, land use planning, and investment in public service facilities will be coordinated to implement the Growth Plan.

The application as currently proposed can be improved to provide new or improved public facilities, public open space, safe, comfortable, and convenient pedestrian amenities, and the provision of non-residential uses.

Block Context Plan

On July 3, 2019, the Planning and Growth Management Committee directed that Planning staff hold a statutory public open house to present proposed Official Plan Amendments containing Public Realm and Built Form policies and proposed Terms of Reference for Block Context Plans.

According to the draft terms of reference, Block Context Plans are to be prepared in cooperation with adjacent 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. A 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. The Planning and Growth Management Committee's direction related to the Block Context Plan may be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.10>

The applicant submitted a Block Context Plan that reviews the subject application against the surrounding context. The Block Context Plan identifies five adjacent sites as the context area that includes, 5598 Bathurst Street (north of the subject site), 18 Cedarcroft Boulevard (northwest of the subject site), 25 Cedarcroft Boulevard (west of the subject site), 35 Cedarcroft Boulevard (west of the subject site), and 155 Antibes Drive (south of the subject site). All the sites with the exception of 5598 Bathurst Street generally contain older larger floor plate buildings with generous amounts of landscape open space.

The Block Context Plan assesses potential development opportunities and constraints, possible street and pedestrian connections, and potential park and open space opportunities within the context area. The Block Context Plan identifies a possible east-west street connection to Bathurst Street across the northern limit of 155 Antibes Drive and potential park and privately-owned publicly accessible open spaces (POPS) opportunities on 155 Antibes Drive, 25 and 35 Cedarcroft Boulevard, and 5598 Bathurst Street. For the purposes of the subject site, the Block Context Plan only contemplates a potential public art space to the east of the existing building and two points of pedestrian circulation. The Block Context Plan does not address potential park and/or POPS

opportunities or possible public and/or private street connections within the limits of the subject site. It is not clear if the affected land owners were consulted by the applicant when formulating the Block Plan.

In reviewing the Block Context Plan, staff will analyze existing open spaces, transportation networks, potential building placement and forms and, existing/proposed sun and shadow conditions to inform a block structure which would also include potential public street and public park locations and sidewalk connections within the subject site, in between sites, to the existing street network, and to new and existing open spaces.

The Block Context Plan will inform what infrastructure (public and/or private) is required to support the resulting level of density for the subject site. In advancing the Block Context Plan exercise staff will conduct outreach with the applicant, area landowners, and the public.

Official Plan Conformity

Map 16 of the Official Plan designates the subject site as *Apartment Neighbourhoods*. These areas are stables area 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 Official Plan sets out criteria to evaluate those situations which includes the need to improve the existing site conditions and contribute to the quality of life for both new and existing residents.

The application will be evaluated against the *Apartment Neighbourhood* development criteria as found in policy 4.2.2 and 4.2.3 which includes:

- 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 at good proportion, providing adequate skyviews from the public realm and creating safe and comfortable open spaces;
- Fronting onto public streets and providing pedestrian entrances from adjacent public streets;
- Being compatible with the scale, including height and massing, of the existing apartment building 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.

In addition to the development and infill development criteria referenced above, the proposed horizontal addition will be evaluated against policy 4.2.4, which identifies that a horizontal addition to an existing apartment building will:

- Frame and support existing and new streets and parks and open spaces;
- Promote grade-related dwellings with direct access from adjacent streets or mid-block pedestrian connections;

- Improve pedestrian access to the existing residential building;
- Provide improved landscaped open space and amenity space for new and existing residents;
- Mitigate wind effects and improve the safety and attractiveness of the public realm, the property, and surrounding properties; and
- Provide 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 Healthy Neighbourhoods section of the Official Plan recognizes that there may be sites within *Apartment Neighbourhoods* that contain space that is not well utilized. In some instances, these sites could be improved through the addition of infill development that will provide additional housing options, including new rental housing while maintaining and/or improving on-site amenities and conditions for both new and existing residents. The Healthy Neighbourhoods policy direction for infill development within *Apartment Neighbourhoods*, includes:

- Providing new streets that extend the local street network into larger sites, where the new streets would provide access and frontage for existing and future development, improve pedestrian and bicycle circulation and improve the prominence, visibility, and safe access to parks, open spaces, transit, schools, and pedestrian destinations;
- Improve and expand existing parks, recreation facilities, libraries, local institutions, local bus services, and other community services; and
- Renovating and retrofitting older apartment buildings to achieve greater energy conservation, improve safety, security, and building operations, improve indoor and outdoor facilities for social, education, and recreational activities, and improve pedestrian access to the buildings from public sidewalks and through the site as appropriate; and
- Encouraging small-scale commercial, community and institutional uses at grade in apartment and on apartment building properties on major streets shown on Map 3 in *Apartment Neighbourhoods* to better serve area residents.

As described above, the *Apartment Neighbourhoods* policies of the Official Plan contemplate compatible infill development. The application proposes over 19,000 square metres of additional residential GFA, which equates to an FSI of 3.77 times the lot area, whereas an FSI of 1.5 times the lot area is permitted. The proposed level of density, in an area that is served only by bus service raises concerns. The provision of appropriate infrastructure, including new street connections, park and open space, and community facilities will be considered given the scale of development proposed.

Built Form, Planned and Built Context

Staff are assessing the proposed built form and site organization against the Tall Building, Townhouse and Low-Rise Apartment, and Growing Up Guidelines. In addition, staff are reviewing the proposal in accordance with the public realm and built form

policies found within Sections 3.1.1 and 3.1.2 of the Official Plan respectively, which include but are 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
- Designing new streets to provide connections with adjacent neighbourhoods, promote a connected grid of streets that offers safe and convenient travel options, and divide larger sites into smaller development blocks; and
- Massing new development to define edges of streets, park and open spaces at good proportion.

The proposed 14-storey residential building is considered a tall building as its height (42.8 metres) exceeds the width of the right-of-way in which it fronts (approximately 20 metres). As such, staff will be assessing the proposed addition against the Tall Building Guidelines, including:

- Fit, transition, and scale to ensure that tall buildings fit within the existing and/or planned context and provide appropriate transition in scale down to lower-scaled buildings, parks, and open space;
- Locating and designing tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas;
- Providing grade-related POPS within the site to complement, connect, and extend the existing network of public streets, parks, and open space;
- Designing the base building to fit harmoniously within the existing context of neighbouring building heights at the street and to respect the scale and proportion of adjacent streets, parks, and public or private open space;
- Limiting the tower floor plate to 750 square metres or less per floor, including all built area within the building, but excluding balconies;
- Setback of tall buildings towers 12.5 metres or greater from the side and rear property lines and providing separation distance between towers on the same site of 25 metres or greater, measured from the exterior wall of the buildings, excluding balconies; and
- Designing balconies to maximize usability, comfort, and building performance, while minimizing negative impact on the building mass, public realm, and natural environment.

The application in its current form does not provide the required 25 metres of separation between the proposed residential building and existing building. The proposed setback ranges between 14.0 and 24.0 metres. The application also does not provide the required 12.5 metres of separation between the proposed residential building and western property line, the proposed setback is 8.0 metres. Staff will also be assessing the proposed setbacks of the proposed residential building and townhouse block to the rear property line, Cedarcroft Boulevard, and Bathurst Street. The applicant is to confirm the floor plate of the proposed 14-storey building to determine its compliance with the

Tall Building Guidelines' direction for a 750 square metre floor plate. The proposed residential building is over 20 metres longer than the existing building at approximately 80 metres in length. The length of the proposed residential building 'shoe-horned' into the subject site alongside the existing building raises site organization, massing, and design concerns. In addition, a significant portion of the proposed residential building does not have frontage on a public street. The only portion of the proposed 14-storey residential building to front a public street is the 3-storey component which fronts Cedarcroft Boulevard and has a width of 15 metres. As such, staff will be assessing the length, bulk, massing, and location of the proposed building to ensure it incorporates stepbacks, articulation, and an appropriate floor plate in the building massing to fit the existing context.

The 3-storey horizontal addition that connects the existing building with the proposed 14-storey building also does not frame an existing or new street, park, or open space. The proposed grade-related units have no direct outdoor connection to either Bathurst Street or Cedarcroft Boulevard. According to the site plan, 1.8 metre wide private patios are proposed in the front of each grade-related unit, however, there is no walkway that connects these units with other pedestrian amenities.

The townhouse units do not have any internal connection to the proposed residential building or existing building. It is not clear how residents of the townhouse blocks will access parking within the underground garage.

The application does not illustrate a formalized pedestrian network through the subject site with direct connections to existing public sidewalks, adjacent developments, and public destinations. The site organization as currently proposed is disjointed and requires further thought.

Staff's review and analysis of the subject application includes review of the sun and shadow study prepared by the applicant to assess the shadowing impacts on the adjacent properties and the existing building on the subject site. According to the sun and shadow study, the proposed 14-storey residential building will significantly shadow the existing building on the subject site between 3:00 and 6:00 p.m. during the spring, summer, and autumnal equinoxes.

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. A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, 2019 also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

The application proposes 115 (49%) two-bedroom units and 26 (11%) three-bedroom units, plus 20 three-bedroom townhouse units. The proposed unit breakdown will be assessed against the unit mix objectives of the Growing Up Guidelines, the Official Plan's housing policies, and the Growth Plan's housing policies to accommodate, within new development, a broad range of households, including families with children.

Additional information related to the unit sizes is required to determine the extent in which the application is in keeping with the direction of the Growing Up Guidelines. The Official Plan's housing policies found under Section 3.2.1 require a full range of housing, in terms of form, tenure, and affordability, across the City and within neighbourhoods be provided and maintained to meet the current and future needs of residents. Policy 3.2.1.5(a) requires the securing of existing rental units which have affordable and mid-range rents. According to the applicant's Housing Issues Report, all 129 existing rental units within the existing residential building have affordable or mid-range rents. The Housing Issues Report submitted by the applicant identifies and confirms that all 129 existing rental housing units would have their rental tenure secured for a period of at least 20 years. Further, 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 proposed improvements to the existing rental housing buildings, including access to the indoor amenity within the proposed residential building. The Housing Issues Report confirms that the cost of any improvements to the existing building will not be passed down in the rents of existing residents.

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 provides some preliminary considerations for a strategy, including protocols for notifying tenants of potential disruptions.

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.

Although the subject application does not propose the demolition of any existing rental units, the Housing Issues Report prepared by the applicant indicates two units on the ground floor and four units on each of Levels 2, 3, and 4 of the existing building will require internal renovations. These renovations are a result of the proposed townhouse block fronting Cedarcroft Boulevard and the 3-storey east-west wing that connects the proposed residential building to the existing building which will abut the north and south ends of the existing building, resulting in a loss of windows along these facades. Staff will work with the applicant and tenants to ensure the impacted units maintain the same number of bedrooms post renovation and a relocation strategy is put in place.

The subject application will be assessed against the Housing Policies of the Official Plan, including Section 3.2.1 as referenced above.

Community Services and Facilities

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

Section 3.2.2 of the Official Plan 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 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, skate parks 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 6 (formerly Ward 10) and the development of one new community-level skate park in North District.

Although the applicant did not submit a CS&F Report in support of the subject application, the Planning Rationale indicates that the existing daycare which is proposed to be retained will continue to provide an important service to the community.

Through review of the subject application, staff will provide comments to the applicant on any relevant CS&F considerations and needs in the local area. In addition, City staff are currently reviewing the need for parkland in the immediate area, including a possible on-site parkland dedication.

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 1,500 square metres and/or significantly increase the permitted height. The application proposes an FSI of 3.77, whereas, the Zoning By-laws permit an FSI of 1.5. The proposed development meets the criteria for eligibility of Section 37 benefits.

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 the Zoning By-law amendment, on site plan drawings, and through a Site Plan Agreement or Registered Plan of Subdivision.

Indoor and Outdoor Amenity Space

In addition to the issues described above, staff are assessing the proposed indoor and outdoor amenity space. The Planning Rationale submitted by the applicant indicates the townhouse blocks are not included in the calculation of the required amenity space as each unit is proposed to have its own private outdoor space. Further, the proposed indoor and outdoor amenity spaces are proposed to only be accessible to the existing residents and future residents of the new residential building, not to the townhouse residents. The Planning Rationale also indicates that the proposed outdoor amenity space exceeds the minimum requirements as prescribed by the Zoning By-law, however, the proposed outdoor amenity space in excess of the By-law requirement is proposed to be shared with the daycare. This outdoor amenity space would be available for public use on evenings and weekends only. Staff have concerns with this arrangement and are reviewing the appropriateness of the amount, location, and accessibility of the amenity areas.

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

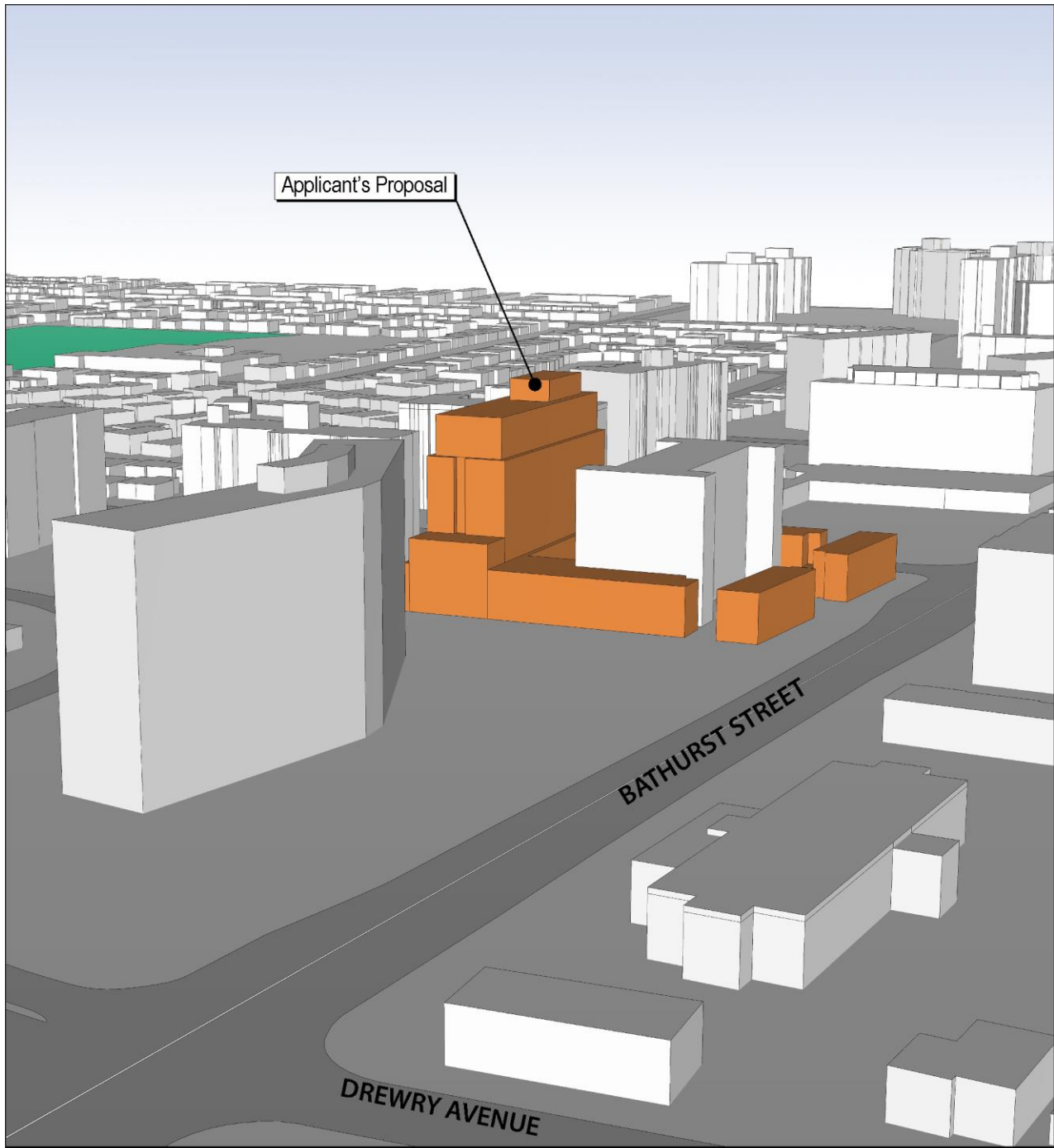
Attachment 1: 3D Models of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

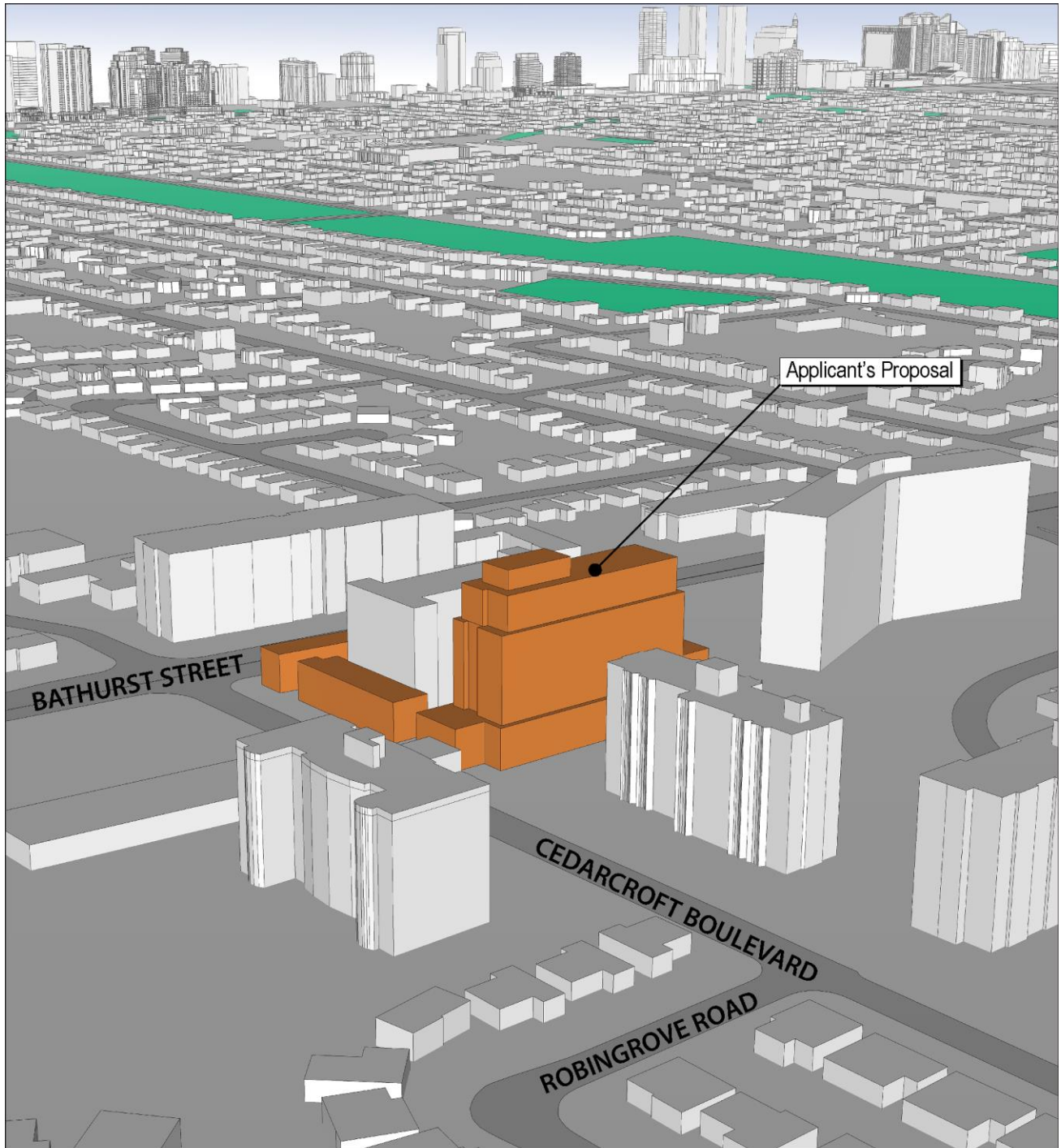
Attachment 4: Official Plan Map

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest

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10/29/2019

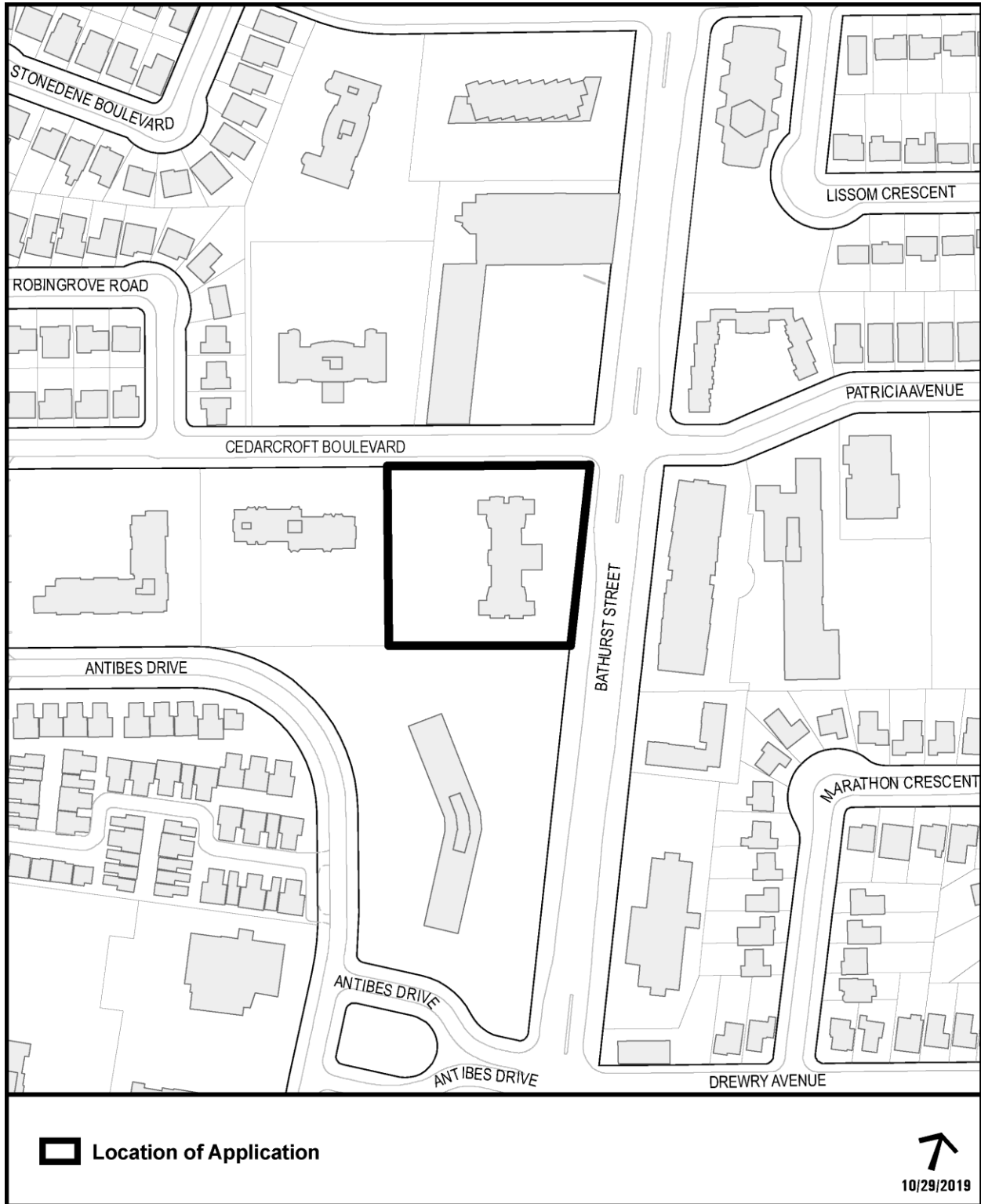


View of Applicant's Proposal Looking Southeast

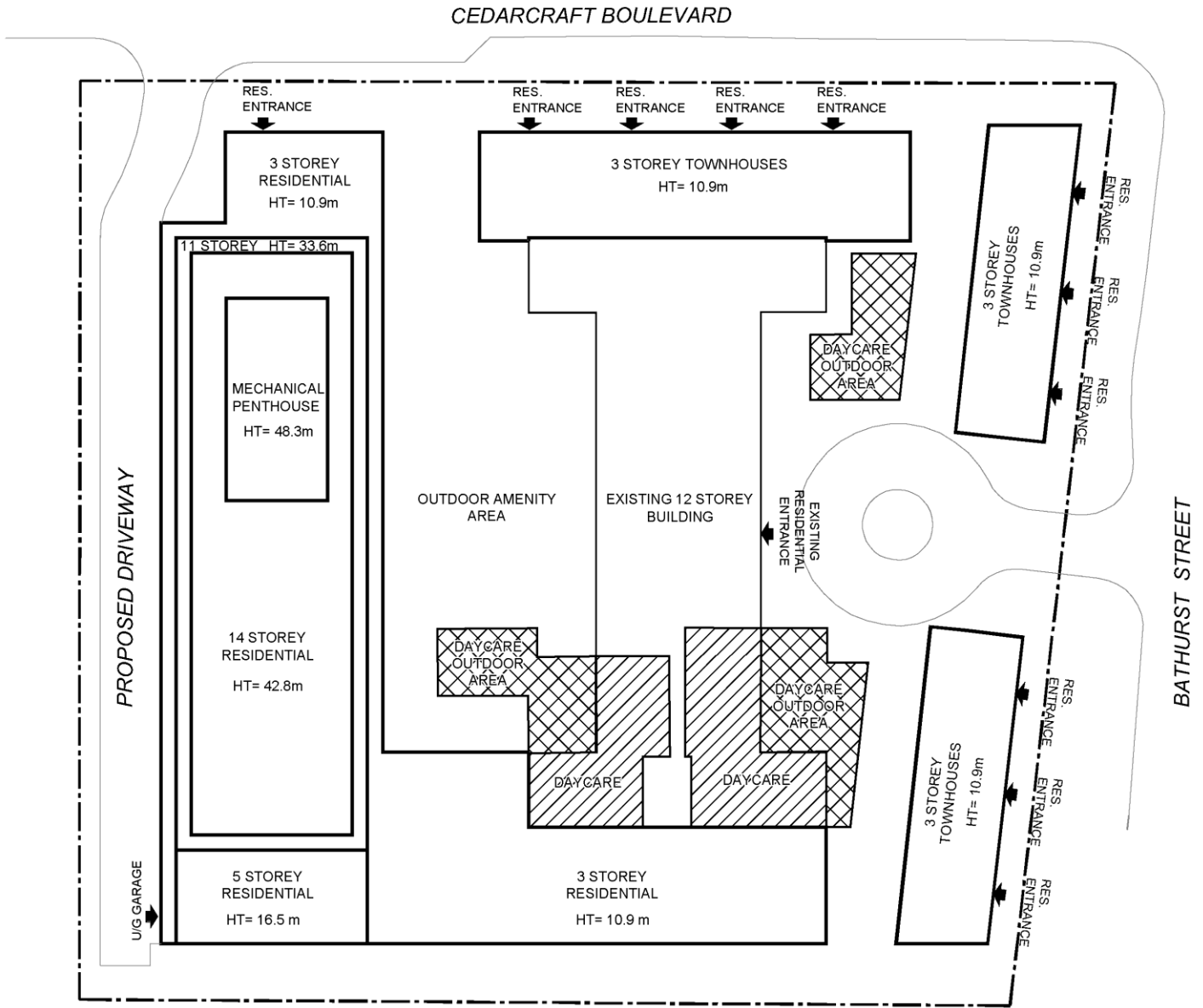


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Attachment 2: Location Map



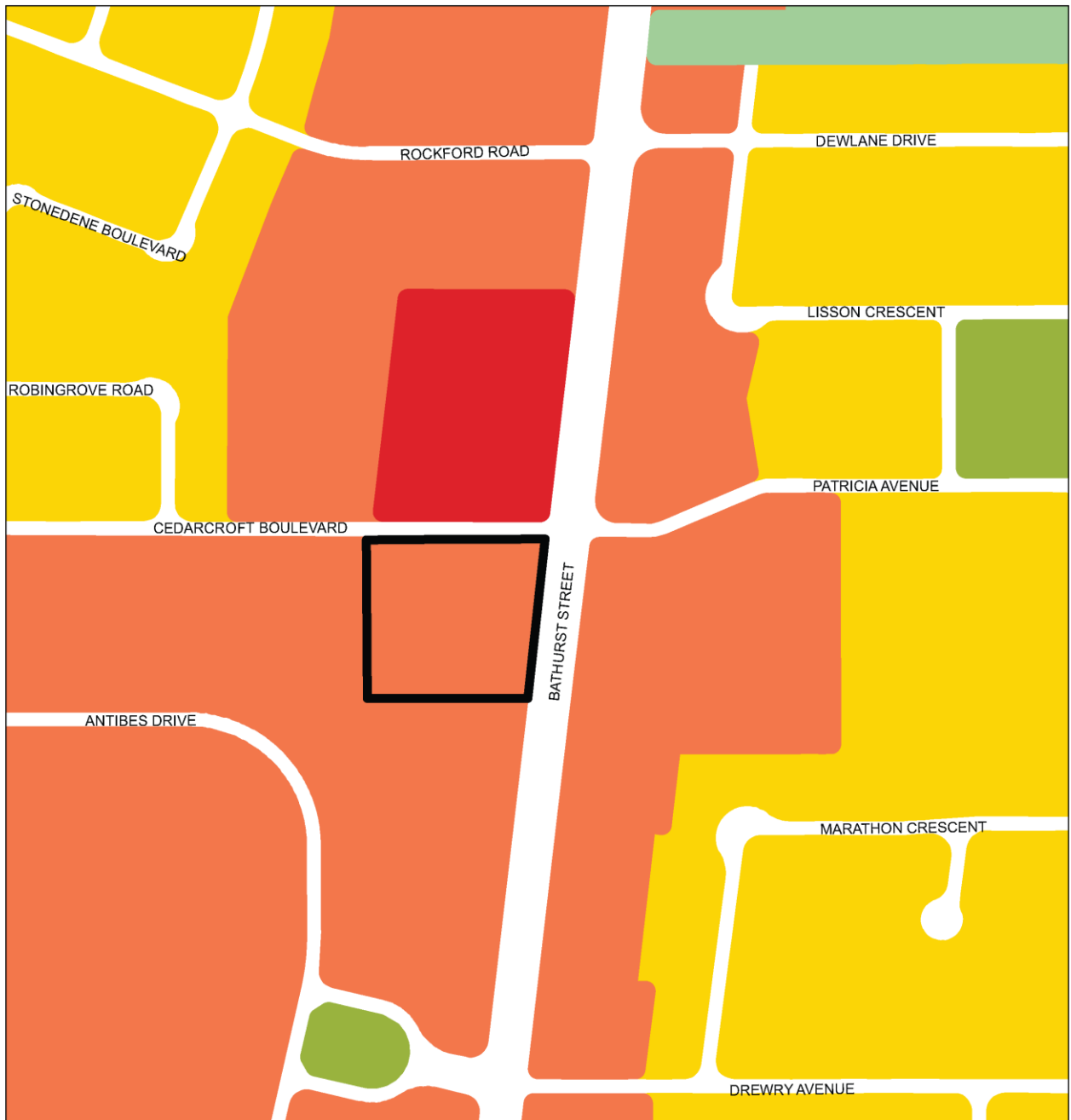
Attachment 3: Site Plan



Site Plan









Attachment 4: Official Plan Map



Official Plan Land Use Map #16

5950 Bathurst Street

File # 19 229837 NNY 06 0Z

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

↑
Not to Scale
10/29/2019