

# **Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Official Plan Amendment, Zoning By-law Amendment, Rental Housing Demolition and Conversion – Phase 2 – Final Report**

Date: June 7, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 10 - Spadina - Fort York

**Planning Application Numbers:** 17 278596 STE 20 OZ and 17 278611 STE 20 RH

## **SUMMARY**

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

Phase 1 of the Revitalization, comprising a 14-storey residential building, a 15-storey residential building, 66 townhouse units and the refurbishment of the existing apartment building at 20 Vanauley Street, is nearing completion of construction south of the newly constructed Paul Lane Gardens.

Toronto Community Housing (TCH) and Tridel - the development partnership for both phases of the Revitalization - are proposing a number of changes to the previously approved Revitalization Plan as it applies to Phase 2.

Changes to the area noted as Phase 2A, located generally in the north west portion of the Revitalization site, were approved by City Council on July 23, 2018. Phase 2A comprises a 13-storey market building, a 14-storey social housing building and 6 replacement townhouses.

The proposed changes to the balance of Phase 2 include: an increase to the size of the on-site public park space; minor changes to the block layout; relocation of the proposed community centre; changes to approved building heights and massing; the demolition and reconstruction of the apartment building at 73-75 Augusta Square; and general increases in floor area for both the market and social housing portions of the development.

An application for Rental Housing Demolition and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been submitted to permit the demolition of the 77 social housing units at 73-75 Augusta Square. All 77 existing units will be replaced in the new development and tenant relocation and assistance will be provided so that the known objective of Zero Displacement continues to be achieved.

This report recommends approval of proposed amendments to the Official Plan and Zoning By-law, and the Rental Housing Demolition and Conversion Application, subject to conditions. The report also recommends approval of amendments to the Section 37 and Section 111 agreements for the site, as they apply to the area known as Phase 2.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands located south of Dundas Street West, east of Augusta Avenue, north of Paul Lane Gardens, and west of Cameron Street, being Phase 2 within the Alexandra Park and Atkinson Co-op Revitalization, substantially in accordance with the draft Official Plan Amendment 458 attached as Attachment 6 to the report (June 7, 2019) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86, as amended, for the lands located south of Dundas Street West, east of Augusta Avenue, north of Paul Lane Gardens, and west of Cameron Street, being Phase 2 within the Alexandra Park and Atkinson Co-op Revitalization, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (June 7, 2019) from the Acting Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Draft Zoning By-law Amendment, noted in Recommendations 1 and 2 above, as may be required.
4. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 above to City Council for enactment, City Council require the owner(s) to enter into appropriate Agreement(s) pursuant to Section 37 of the Planning Act

amending the original Section 37 Agreement (Instrument Number AT 3518413) satisfactory to the City Solicitor, together with satisfactory provisions in the amending By-laws, to secure the following, at the owner's expense, in connection with 571 Dundas Street West, 91 Augusta Avenue and 73-75 Augusta Square, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered to the satisfaction of the City Solicitor prior to the bills coming into force:

a) The following additional community benefits are recommended to be secured in the Section 37 Agreement:

i) A financial contribution of \$2,000,000.00 indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date of payment, towards the construction and finishing of the replacement community centre location on Block 10 to the satisfaction of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor.

ii) In the event the financial contribution referred to in recommendation 4. a), i) has not been used for the intended purpose within eight (8) years of this By-law coming into full force and effect, the financial contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the site.

b) The following changes are recommended to the Section 37 Agreement:

i) All refurbishment work to retained social housing buildings in Phase 2 will be completed prior to the earlier of, the first residential occupancy of, or the registration of the Draft Plan of Condominium for, the final market building to be constructed within Phase 2;

ii) Prior to the issuance of any above grade permit for a building on a Block in Phase 2, the owner will submit an updated wind study. The owner will design and construct any measures that may be required to mitigate the negative impact of any wind conditions;

iii) Amend Sections 8.1 and 8.2 to provide for the construction of a new 2,000 square meter community facility to be owned by Toronto Community Housing Corporation (TCH) and operated by Atkinson Housing Co-op and Alexandra Park Residents Association and located within a new TCH building to be constructed on Block 10 to

the satisfaction of the Chief Planner and Executive Director, City Planning, Director, Affordable Housing Office, Director, Toronto Community Housing, General Manager, Parks, Forestry and Recreation and in consultation with the Ward Councillor. The new facility will:

A. Have a minimum gross floor area of 2,000 square metres;

B. Be valued at a minimum of \$9,000,000.00, including all construction, finishing, fixtures, HVAC systems and equipment to the satisfaction of the Director of Real Estate Services, City of Toronto, of which \$5,000,000.00 was required by the original Section 37 Agreement, \$2,000,000.00 will be redirected from the overall value of the Public Art Contribution required by the original Section 37 Agreement towards the financing the construction of the community facility, including the outfitting of art studio space accessible to the community, and \$2,000,000.00 will be an additional contribution by the owner.

C. Be constructed to a commercial standard, ready for occupancy for the intended use, containing all finishing, fixtures and equipment necessary to implement programming of the facility, including HVAC systems;

D. Include the construction of two new basketball courts within or adjacent to the facility, one of which may be constructed on Block 11; and,

E. Be completed in accordance with the requirements of the Section 37 agreement, prior to the issuance of a demolition permit for the existing community centre at 105 Grange Court.

iv) Amend Sections 3.3, 4.2, and 4.4 of the Section 37 Agreement to include the 77 units at 73-75 Augusta Square to be demolished and replaced, so that a total of not less than 410 replacement social housing units, comprising 183 townhouse units and 227 apartment units, all of which are rental housing units and shall have rents geared-to-income, are to be provided and maintained for a period of at least 25 years;

v) Amend Section 3.6 of the Section 37 Agreement to clarify the required parkland dedication area.

vi) Amend the table in Section 4.11 of the Section 37 Agreement to include the 34 one-bedroom apartment units and the 43 two-bedroom apartment units at 73-75 Augusta Square to be demolished and replaced, so that a total of not less than 410 replacement social housing units, comprising 183 townhouse units and 227 apartment units, are to be provided and maintained;

vii) Amend Sections 7.1, 7.3, 7.5, of the Section 37 Agreement to remove references to 73-75 Augusta Square.

viii) Amend Sections 8.3 of the Section 37 Agreement to allow part or all of the required Local Enterprise Space to be constructed on Block 10, subject to appropriate conditions including regarding timing of completion.

ix) Amend Section 13 of the Section 37 Agreement as necessary to permit the allocation of up to \$2,000,000.00 to the community facility noted in 4.b).iii) above.

c) The following additional matters of convenience are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i) Prior to the issuance of an above grade permit for development on Sites 4, 6, 8, 9 and 17 the owner will submit an updated wind study and incorporate into the building design and site plan any wind mitigation measures.

5. City Council require the owner(s) to enter into appropriate Agreement(s) pursuant to Section 111 of the City of Toronto Act amending the existing Section 111 Agreement (Instrument Number AT3518416) to address the items in Recommendation 4 above, as required, satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

6. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the necessary Section 37 Agreement(s) amending the existing Section 37 Agreement and Section 111 Agreement amending the existing Section 111 Agreement.

7. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as

approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

8. City Council approve the application for a Rental Housing Demolition permit in accordance with Municipal Code Chapter 667 to allow the demolition of 77 existing social housing apartment units at 73-75 Augusta Square subject to the following conditions:

a) The owner shall provide and maintain not less than four hundred and ten (410) replacement social housing units on the 71 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square, and 20 Vanauley Street lands for a period of at least 25 years, all of which will have rents-geared-to-income, comprising the following:

Replacement Social Housing Units	
Unit Type by Number of Bedrooms	Total
1 Bedroom Apartments	48
2 Bedroom Apartments	99
3 Bedroom Apartments	80
3 Bedroom Townhouse	79
4 Bedroom Townhouse	77
5 Bedroom Townhouse	27
Total	410

b) The owner shall provide tenant relocation assistance to each eligible tenant, including the right for eligible tenants to return to a replacement social housing unit to the satisfaction of the Chief Planner and Executive Director, City Planning and as further detailed in the draft Zoning By-law Amendment attached as Attachment 7 to the report dated June 7, 2019 from the Director, Community Planning, Toronto and East York District;

c) The owner shall provide detailed floor plans for the replacement social housing units and associated common amenity areas for the social housing units to be demolished in the applicable Site Plan Control application area, the replacement of which may be part of a concurrent or prior phase of redevelopment, to the satisfaction of the Chief Planner and Executive Director, City Planning; and,

- d) The owner shall to enter into appropriate Agreement(s) pursuant to Section 111 of the City of Toronto Act amending the existing Section 111 Agreement (Instrument Number AT3518416) to secure the conditions outlined in a), b), and c) above and as detailed in the draft Zoning By-law Amendment attached as Attachment 7 to the report dated June 7, 2019 from the Director, Community Planning, Toronto and East York District;
9. City Council authorize the Chief Planner and Executive Director, City Planning to issue a preliminary approval for the application under Municipal Code Chapter 667 for the demolition of the 77 existing social housing units at 73-75 Augusta Square after all of the following have occurred:
- A. Satisfaction or securing of the conditions in Recommendations 4 and 8 above;
  - B. The Zoning By-law Amendment referred to in Recommendation 2 has come into full force and effect;
10. City Council authorize the Chief Building Official to issue a Rental Housing Demolition permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning has issued the preliminary approval referred to in Recommendation 9 for the demolition of the 77 existing social housing units at 73-75 Augusta.
11. City Council authorize the Chief Building Official to issue a permit under Section 33 of the Planning Act for the demolition of 77 existing social housing units at 73-75 Augusta no earlier than the issuance of the first Building Permit for Phase 2 of the development and after the Chief Planner and Executive Director, City Planning has given the preliminary approval referred to in Recommendation 9 and 10, which permit may be included in the demolition permit under Chapter 667 and under 363-11.1, of the Municipal Code, on the condition that:
- a) The owner erect a residential building on site no later than four (4) years from the day demolition of the buildings is commenced; and,
  - b) Should the owner fail to complete the new building within the time specified in Condition a) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.
12. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 above to City Council for enactment, City Council require the owner(s) to

submit:

A. revised Functional Servicing, Geotechnical and Stormwater Management Reports, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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

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

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

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

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

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

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

Revitalization lands was issued on May 20, 2014. The Plan of Subdivision comprising the lands in Phase 1 of the Revitalization was registered on June 24, 2015, as Registered Plan 66M-2524.

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

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

On July 23, 2018, City Council adopted the recommendations from the Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square - Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Amendment – Phase 2A – Sites 1, 2, and 3 –Final Report, (Item TE34.10) with amendments.

The City Council and TEYCC decisions can be accessed at this link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.10>

The Final Report on the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Amendment – Phase 2A – Sites 1, 2, and 3 can be accessed at this link:  
<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-117266.pdf>

## **ISSUE BACKGROUND**

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

The currently approved Revitalization Plan for the Alexandra Park and Atkinson Housing Co-operative Area (Attachment 3) comprises the demolition and replacement - at no cost to the City - of 806 social housing units and the development of approximately 1,540 new market units. The Plan includes new streets, a new centrally-located 0.62 hectare park space, a new minimum 1,100 square metre community centre, new social enterprise space, refurbishment of an existing daycare space, and new ground floor retail space fronting Dundas Street West.

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

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

## **Revised Revitalization Plan (2019)**

The subject applications propose revisions to Phase 2 of the Revitalization Plan. The changes include an increase to the size of the on-site park space, changes to the block layout, relocation of the proposed community centre, significant alterations to the approved building massing and increases in the permitted building heights, the demolition and reconstruction of the 77-unit Atkinson Housing Co-op apartment building at 73-75 Augusta Square, and general increases in floor area for both the market and social housing portions of the development. The revised plan will result in the demolition and replacement - at no cost to the City – of 410 existing social housing units throughout both phases of the revitalization.

The revised Revitalization Plan also proposes live/work townhouse units within the podium of buildings situated on Dundas Street West and fronting Cameron Street, additional space within the Co-op office and daycare at the reconstructed 73 Augusta Square building, and small local commercial units adjacent to the park space. Proposed changes to the block layout, building footprints, height and massing of buildings, and park area are detailed generally on Attachment 4.

Table 1 details the statistics of the original and revised Phase 2 Plan:

	Phase 2 (2013 Approved Plan)	Phase 2 (2019 Proposed Plan)	Difference
Total Floor Area (TCH and Market)	134,278 square metres	175,499 square metres	+ 41,221
Refurbished TCH Units	334	257	-77
Replacement TCH Units	272	349	+77
Market Units	1125 (Approximate)	1,350 (Approximate)	+225
Tallest Building	17 Storeys (58 Metres)	20 Storeys (68 metres)	+3 Storeys (10 metres)
Parkland Dedication	6,252 square metres	6,397 square metres	+ 145 square metres
Minimum Community Centre Size	1,100 square metres	2,000 square metres	+ 900 square metres

Table 1: Proposed revisions to Phase 2 of the Revitalization Plan

### Allocation of Additional Floor Space

The additional 41,590 square metres of floor area in Phase 2 comprises an additional 25,183 square metres of market floor area and 16,715 square metres of social housing floor area, along with a reduction of 678 square metres overall in the replacement townhouses, and is proposed in support of the following:

- New market residential and commercial space;
- Changes to the design and type of replacement townhouses;
- An increase in the size and percentage of two and three-bedroom units in all market buildings to meet the requirements in the Growing Up Guidelines;
- A greater percentage of accessible social housing units among the replacement housing stock;
- Additional floor area for social housing units on TCH sites that allows for construction of new units beyond those required to be replaced or refurbished; and,

- Additional floor area related to the replacement of the existing 77-unit building at 73-75 Augusta Square.

The proposed additional residential floor area in Phase 2 is located exclusively within apartment buildings.

The Alexandra Park and Atkinson Co-op Revitalization is financed through a development partnership between TCH and Tridel to allow the construction of market units on site in order to finance the replacement and/or refurbishment of all 806 social housing units within Alexandra Park and Atkinson Co-op. A total of 225 additional market units are proposed within Phase 2 to finance the proposed changes to the Revitalization Plan, primarily the reconstruction of 73 Augusta Square. All the existing social housing units in 73-75 Augusta Square are proposed to be replaced in Phase 2.

### **Site Constraints**

This site presents a range of physical constraints and policy objectives that have led to certain decisions regarding the design, layout and location of buildings. The following informed the overall layout, design and massing of Phase 2:

- The land available for redevelopment in Phase 2 must provide replacement housing in a form that meets the requirements of the City's policies, much of which is in the form of comparatively land-intensive townhouse buildings;
- Additional market floor area is required to finance the reconstruction, as opposed to refurbishment, of the TCH building at 73 Augusta Square;
- The City intends to increase the available floor area for social housing on site beyond that required through refurbishment or replacement of existing units;
- The applicant is proposing a greater percentage of two and three bedroom units within all market buildings, increasing the average size of units and overall floor area;
- TCH is proposing, and City Planning is supportive of, a greater percentage of accessible housing units in all new TCH apartment buildings, increasing the overall floor area;
- Additional streets are required to divide up the site and give address to new buildings and parks;
- On-site parkland dedication is required, the area of which has been expanded, through the proposed changes;

- A larger replacement community centre is proposed on site; and,
- Comments received from the community, including suggestions that buildings taller than 20-storeys are not an appropriate fit for the area and stacked townhouses are not a desired form of replacement townhouse dwellings.

## **SITE AND SURROUNDING AREA**

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### **Site and Surrounding Area: Phase 2**

The Phase 2 site is located south of Dundas Street West, east of Augusta Avenue, north of Paul Lane Gardens, and west of Cameron Street. The site is approximately 5.0 hectares (12.5 acres) in size and includes townhouse buildings and apartments.

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

North: Low-rise commercial main street buildings are situated on the north side of Dundas Street West. The Kensington Market neighbourhood is located north of Dundas Street West.

East: Low and mid-rise mixed-use buildings are located on Cameron Street and Spadina Avenue to the east.

South: A mix of low-rise residential buildings, two 14-storey apartment buildings, a 15-storey apartment building, a POPS and several townhouse blocks are located to the south.

West: A variety of low-rise residential dwellings, Ryerson Public School, Scadding Court Community Centre and Alexandra Park, a city-owned park space, are situated to the west.

## **POLICY CONSIDERATIONS**

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### **The Planning Act**

Section 2 of the Planning Act identifies matters of provincial interest for which City Council will have regard in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the promotion of built form that is well designed and encourages a sense of place; and the appropriate location of growth and development.

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;
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character; and
- Conserving significant built heritage resources and significant cultural heritage landscapes.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that requirement implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) 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 (2019) 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 (2019). The outcome of staff analysis and review are summarized in the Comments section of this Report.

## **The Official Plan**

The proposed revised Revitalization Plan has been reviewed against the policies of the Official Plan as a whole, including those in the Downtown, Built Form, and Public Realm sections of the Plan. The City of Toronto's Official Plan is available at the City's website at:

[http://www1.toronto.ca/static\\_files/CityPlanning/PDF/chapters1\\_5\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf)

The Official Plan Urban Structure Map 2 identifies the site as part of the Downtown and Central Waterfront. The Official Plan Map 18 – Land Use designates the site as Mixed Use Areas, Apartment Neighbourhoods, and Parks and Open Space Areas (Attachment 5). Some areas to the west and south of the subject site are designated as Neighbourhoods.

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

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

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

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

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

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

Development within Apartment Neighbourhoods is intended to contribute to the quality of life in Toronto by providing transition to adjacent lower-scale land uses, designing new buildings to limit shadow impacts, framing the edges of streets, creating a comfortable pedestrian realm, accommodating persons at all levels of

mobility, and providing active ground-floor uses adjacent to streets and open space areas.

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

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

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

- Create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights;
- Take advantage of nearby transit services;
- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors; and,
- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

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

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

Policy 3.1.1.6 requires that the design of sidewalks and boulevards provide safe, attractive, interesting and comfortable spaces for pedestrians. Policy 3.1.1.14 outlines design considerations for new streets, including providing connections between adjacent neighbourhoods, dividing larger sites into smaller development blocks, providing access and addresses for new developments, allowing the public to freely enter without obstruction, creating adequate space for pedestrians, bicycles and landscaping, and providing access for emergency vehicles.

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

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

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

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

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

### **Parks and Open Space (3.2.3)**

The parks and open spaces and other natural and recreation areas that comprise the Green Space System in Toronto are essential elements of complete communities. The Official Plan recognizes that the City's Green Space system is vital to our quality of life, social wellbeing, and to the health of the natural ecosystem. These areas provide opportunities for recreation, relaxation and experiencing nature and offer unique experiences for residents and visitors from across the region and elsewhere.

The Official Plan recognizes that as Toronto grows and changes the parks and open space system will need to expand. The policies of Section 3.2.3 of the Official Plan, seek to ensure that as the city grows our Green Space System is strengthened by actions such as: adding new parks and amenities, particularly in growth areas; maintaining, improving and expanding existing parks; designing

high quality parks and their amenities to promote user comfort, safety, accessibility and year round use, and to enhance the experience of place. The Plan seeks to ensure that the effects of development including additional shadows, noise, traffic and wind on existing parks and open space are minimized to preserve their utility.

### **The Natural Environment (3.4)**

Section 3.4.1 of the Official Plan includes policies which direct that both public and private city-building activities be environmentally friendly and incorporate elements of green design.

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

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

### **Interpretation (5.6)**

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

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

In addition to the above-noted policies contained within the Official Plan, Official Plan Amendment 189 (OPA 189), approved by City Council in 2012, contains further site specific policies to direct the Revitalization of Alexandra Park and Atkinson Co-op. These policies are found in Chapter 7 of the Official Plan under Site and Area Specific Policy 383 (SASP 383). SASP 383 contains, among other matters, policies regarding the replacement of social housing units, the principle of Zero Displacement, community benefits, required updates to plans and studies as each phase of the development progresses, and the following vision statement:

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

comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

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

### **Official Plan Amendment 352 – Downtown Tall Building Setback Area**

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

### **Official Plan Amendment 406 – Downtown Plan**

City Council adopted Official Plan Amendment 406 (OPA 406) on July 27, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the Planning Act was sent to the Minister of Municipal Affairs and Housing (MMAH) for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019.

As part of the decision the Ministry revised the Plan to add the following transition policy: "This Plan does not apply to applications for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium approval, site plan approval, consent or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site-specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan."

As this application was complete prior to June 5, 2019, OPA 406, the new Downtown Secondary Plan, does not apply to this application. However, applicable policies from the Council-adopted version of the Downtown Plan are referenced in the Comments section of the report as per Council direction at the time of the adoption of OPA 406 to use the policies contained within the Downtown Plan to inform the evaluation of development applications in the area while the OPA was under consideration by the Minister.

## **Zoning By-law**

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

The By-law also details the permitted uses, maximum permitted floor areas, maximum permitted building heights, angular plane transition dimensions, required setbacks and separation distances, encroachment permissions, minimum amenity space requirements, and parking and loading requirements for all property within the Revitalization. In addition, the By-law contains several diagrams illustrating the permitted building envelope on each block within the Revitalization.

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

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

## **Site Plan Control**

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

## **Draft Plan of Subdivision**

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

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

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

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing (including social housing). Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal (LPAT).

A Section 111 Agreement, which secures the replacement or refurbishment of all 806 social housing units within the Alexandra Park and Atkinson Housing Co-operative community, including tenant reallocation and assistance plans, was registered on February 11, 2014. The applications propose amendments to the Section 111 Agreement to secure the replacement of the 77 existing social housing units at 73-75 Augusta Square now proposed to be demolished. The principle of Zero Displacement, which has guided the revitalization to date, will continue with any changes to the agreement.

## **Phasing**

The Revitalization is occurring in several phases. Phase 1, comprising a 14-storey residential building, a 15-storey residential building and 66 townhouse units, is currently nearing completion south of the newly constructed Paul Lane Gardens. Phase 2, being larger and more complex than Phase 1, will occur in several yet-to-be-determined sub-phases on the lands north of Paul Lane Gardens. Phase 2A, approved by City Council on May 20, 2018, is the first of these subsequent phases and is located on Sites 1, 2, and 3 at the southeast corner of the intersection of Dundas Street West and Denison Avenue.

## **Urban Design Guidelines**

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

## **Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

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

The original Revitalization Plan included four towers, subject to specific built form criteria contained in both Zoning By-law 1710-2013 and OPA 189. The revised Plan proposes additional towers with increased dimensions. City Planning staff have considered these Guidelines when making comments on the scale and form of the proposed towers.

## **Mid-Rise Building Guidelines**

The City's Performance Standards for Mid-Rise Buildings are typically applied to proposed mid-rise buildings along Avenues as indicated by Official Plan Map 2. The Performance Standards for Mid-Rise Buildings provide a useful framework with which to consider the appropriateness of mixed-use developments adjacent to Neighbourhoods and lower-scale areas. City Planning staff have considered these Guidelines when making comments on the scale and form of the proposed buildings.

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

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing Up Draft Urban Design Guidelines will be considered in the review of the current applications. The Council Decision and Draft Guidelines are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

## **Pre-Application Consultation**

The current applications have been submitted following significant pre-application consultation input. Several pre-application consultation meetings were held with City staff, TCH staff, Tridel, and the applicant's team of consultants. TCH's Design Review Panel also reviewed the preliminary Phase 2 plans on two occasions and City Planning staff issued pre application comments to the applicant.

## **Pre-Application Consultation Meetings**

A pre-application community consultation drop-in meeting was held on Saturday, September 23, 2017, at 105 Grange Court - Alexandra Park Community Centre. City staff and the applicant have also met several times in 2017 with the Revitalization Steering Committee, which includes residents of Alexandra Park and Atkinson Co-op and the Ward Councillor. Comments from the pre-application consultation meeting and the Revitalization Steering Committee meetings are generally summarized below:

- The community was strongly in favour of continuing the principle of Zero Displacement;
- Most residents were of the opinion that stacked townhouses should be removed entirely from the revised plans;
- Some concerns were raised about townhouse units located in the base of tall and mid-rise buildings, while others expressed support for the accessibility advantages of podium units;
- The provision of "through" townhouse units, and basements in all townhouse unit types, was noted as a priority, and there was also support for the back-to-back townhouse designs;

- There was general support for exploring more accessible options in the replacement townhouse units;
- The replacement of 73-75 Augusta Square, as opposed to the building's refurbishment, was supported;
- General support was expressed for the centrally located, larger community centre, though questions regarding programming, interface with the park, and the location of basketball courts were noted as matters to be resolved;
- Questions about the design, usability, and programming of the green space and community centre were raised;
- The creation of additional affordable housing units with the Atkinson Co-op was noted as a priority;
- There were a range of comments on the proposed north/south vehicular connection along the east side of the proposed park. Some did not support a direct vehicle connection through this area; whereas a pedestrian and cycling connection in this area was generally supported; and,
- Many comments on the design and layout of townhouses, apartments and common areas were expressed, including the provision of ground floor bedrooms and more storage space.

### **Toronto Community Housing's Design Review Panel**

TCH's Design Review Panel met to discuss the proposed changes to Phase 2 in July and October 2017. The Panel provided the following comments:

- Given the site's downtown context, it was suggested that additional market and social housing floor space be accommodated in Phase 2 by decreasing the number of townhouses, and increasing the number of multi-unit residential buildings;
- The Panel advised that the POPS spaces within the courtyards of the Dundas Street-facing buildings should be designed to be safe, open, and accessible;
- The Panel proposed allowing retail and active uses along the Central Green space to encourage southbound pedestrian movement from Kensington Market towards Queen Street West and animate the central part of the site;

- The Panel had mixed opinions on the need to allow vehicle traffic on the north/south connection east of the Central Green space; and,
- The Panel expressed some concerns about the relationship between the tall buildings and the townhouses and POPS, given their location and proximity.

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

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

### **Community Consultation Meeting**

Following the submission of the revised applications in December 2017, City Planning hosted a community and tenant consultation meeting on April 10, 2018 at the Alexandra Park Community Centre at 105 Grange Court. The meeting included a drop-in component with boards illustrating the proposed changes to the Revitalization Plan, presentations from City staff and the applicant, and a question and comment period. Approximately 100 people attended the meeting. The following comments were made at the meeting:

- Questions about how the area's heritage, specifically the formation of the Co-op and the acknowledgement of notable previous residents, were being addressed;
- Comments and questions about phasing were raised, with several interested in the timing for the replacement of 73-75 Augusta Square and tenant relocation timing regarding that building;
- It was suggested that the recreation centre and park space should be designed to interface with each other as appropriate, incorporating opportunities for programming between both spaces, particularly during the summer months;
- There was interest in the design, location and number of basketball courts at the new community centre;
- Concerns about the orientation of the buildings on Sites 8 and 9 relative to the 10-storey building to the west were raised;
- Questions about garbage collection and other services to the townhouse units along the north-south pedestrian and cyclist connection were raised; and,

- Questions about ownership of the recreation centre and the park space, as well as maintenance obligations for each, were raised.

### **Other Community Comments**

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

A petition with 113 signatures was submitted requesting the City to consider refusing the proposed 17-storey building on Site 8 fronting Cameron Street facing the residence at 99 Cameron Street located on the east side of the street. The petition notes support for the original Plan which included a 15-storey building and several townhouses in this location.

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

### **Agency Circulation**

This application has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate an opinion regarding the proposed Zoning Amendment Application.

### **Reasons for Application**

The subject applications request amendments to the site specific zoning, specifically pertaining to the block layout, permitting heights, total gross floor area and density. City-wide By-law 569-2013 does not apply to the site.

## **COMMENTS**

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### **The Planning Act**

The Planning Act, Section 2 establishes matters of provincial interest including:

- The orderly development of safe and healthy communities;
- The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- The adequate provision of a full range of housing, including affordable housing; the co-ordination of planning activities of public bodies; and,

- The promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The City has had regard for the above contents of the Planning Act in review of this application. As detailed in this section, the proposed changes to Phase 2 of the Alexandra Park and Atkinson Co-op Revitalization meet the intent of numerous Provincial and City policies intended to guide the desired outcomes of the matters of provincial interest established in the Planning Act. The proposed development represents orderly development of a safe and healthy community and improves access to social, cultural, and recreational facilities. A range of housing typologies including apartment units, various forms of townhouse units and live/work units are proposed. The location, form and scale of buildings and open spaces have been designed to promote a sense of place, vibrancy, safety and accessibility.

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

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

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

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

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

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

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

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

### **A Place to Grow (2019)**

On May 2, 2019, the Province of Ontario released A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ("A Place to Grow") which amends the Growth Plan for the Greater Golden Horseshoe (2017).

The "A Place to Grow" Plan came into effect on May 16, 2019 and all planning decisions made on, or after, May 16, 2019 are required to conform to the plan. The City has reviewed the subject application against the A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

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

Section 2.2.1.4 c) supports complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Subsection e) directs the provision of a more compact built form and a vibrant public realm, including public open spaces.

Section 2.2.1.4 e) supports complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Section 2.2.6.1 of the Growth Plan directs that municipalities will support housing choice through a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents.

Section 2.2.6.2 directs that municipalities support complete communities by planning for the range and mix of housing options and densities of the existing

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

The proposed development is consistent with the above sections and other relevant sections of the Growth Plan, 2019. The proposal provides for a diverse range and mix of housing options, including affordable housing and supporting ancillary uses. It supports a compact urban form that optimizes infrastructure to support the achievement of complete communities. The proposal is close to transit and active transportation options and accommodates a vibrant public realm, including public open spaces. The proposed development conforms to the Growth Plan, 2019.

### **Site Layout**

The proposed development is part of an ongoing revitalization of public lands, including the reconstruction and expansion of an on-site community facility, new public park space, new privately owned public space, and new public streets and connections. Additional streets are required to divide up the site and give address to new buildings, parks and public streets. As part of the revised Revitalization Plan, additional streets have been introduced on Site 16, between the retained 91 Augusta Square and the new townhouses, to help improve internal circulation.

The revised Plan includes an increase to the on-site parkland dedication by an additional 145 square metres (for a total area of 6,397 square metres) and the relocation of the community centre to the Central Green. In order to accommodate these changes, minor revisions were required to the block layout. The revised site layout and block pattern will be formalized through an amendment to the Draft Approved Plan of Subdivision. (See Attachment 4)

### **Land Use**

Along Dundas Street West, the Official Plan designates the land Mixed Use Areas (See Attachment 5). The Downtown Plan provides further detail and designates the lands as Mixed Use Areas 3 – Main Street. Policy 6.29 of the Downtown Plan states that development will include retail and service commercial uses at grade with residential, office and/or institutional uses above.

Map 41-5 of the Downtown Plan identifies Dundas Street West between Spadina and Augusta Avenues and as a Priority Retail Street. Policy 6.37 states that the frontages of buildings on Priority Retail Streets will contain retail and service commercial space with exceptions for lobbies, parking entrances, servicing spaces and other service exits. Retail service and commercial spaces are characterized by generous floor-to-ceiling heights, setbacks at grade to provide space for pedestrian enhancements, and adaptability over time. Policy 6.40 states that properties with frontage on both a Priority Retail Street and a local

street, may locate residential uses at grade for the portions of the development that front onto the local street.

The recommended Zoning By-law Amendment requires commercial uses with adequate floor-to-ceiling heights, at grade fronting Dundas Street West. The Dundas Street West public realm will have a minimum width of six metres. The proposed development includes retail and service commercial uses at grade with residential uses above, and live-work units fronting onto the Entry Green and local streets. Small commercial spaces have also been proposed along the western edge of the Central Green to help animate the park. These revisions conform to the intent of the Official Plan and the Downtown Plan.

The majority of the Alexandra Park Revitalization site is designated Apartment Neighbourhoods. The Official Plan directs development to transition appropriately to, and limits shadowing impacts on, adjacent Neighbourhoods' streets and existing open spaces. New development on portions of the site adjacent to Neighbourhoods consists primarily of 4-storey townhouse units that frame the edges of streets at proportions appropriate for the area.

Where tall buildings have been proposed within the Apartment Neighbourhoods designation (on Sites 6 and 8), they have been designed in response to the built form principles outlined in the Official Plan and the Tall Building Design Guidelines as described below. The proposed mix of land uses within the revised Revitalization Plan conforms to the land use policies in the Official Plan for Mixed Use Areas and Apartment Neighbourhoods.

### **Built Form**

The proposed development comprises a range of building typologies including tall buildings, base buildings, a variety of townhouse forms, and a two to three-storey community centre. The types of buildings are generally consistent with the intent of OPA 189 and the general Built Form Policies of the Official Plan, though the scale of some elements and the locations of some buildings have changed. The proposed changes to the massing of buildings in Phase 2 were reviewed in the context of the Official Plan Built Form Policies primarily contained within Chapter 3 of the Plan. These policies seek to ensure development fits appropriately within its context by providing adequate transition to areas of lower-scale, the appropriate relationship to adjacent streets, and the limiting of light, view and privacy impacts on the surrounding area and within the development itself.

### **Existing and Planned Context**

Official Plan Policy 3.1.2 requires that new development be massed and located to fit within the existing and planned context. In stable areas, such as Neighbourhoods and Apartment Neighbourhoods, the planned context typically reinforces the existing context. In growth areas, such as Mixed Use Areas and

Avenues, the planned context generally anticipates change. In general, height and density aspects of the planned context of new development will be assessed on the basis of the Plan's policies, including Secondary Plans and site and area specific policies.

The existing context around the proposed development is characterized by: low-rise mixed-use buildings to the north in the Kensington Market area; low-rise institutional buildings, including Ryerson Public School and Scadding Court Community Centre, to the west; a range of low-rise residential buildings, a 6-storey hotel, the future 13 and 14-storey buildings on Sites 1 and 2; and townhouses on Site 3 to the west; a series of low-rise buildings and approximately 10-storey buildings fronting Cameron Street to the east, and the 14 and 15-storey buildings and townhouses in Phase 1 to the south.

The proposed buildings on Sites 4, 6, and 8 are similar to the 14 and 15-storey buildings approved, one of which is completed, within Phase 1 of the Revitalization and the 13 and 14-storey buildings approved on Sites 1 and 2 as part of Phase 2A. As detailed in this report, the proposed buildings limit their impacts on the surrounding area and have been revised from the original Revitalization Plan to better address the Dundas Street West frontage. The proposed development has been designed in consideration of the existing context and to fit with the planned context as established through the Alexandra Park and Atkinson Housing Co-op Official Plan and Zoning By-law Amendments approved in 2013.

### **Base Buildings and Angular Planes**

The base, or podium, of new tall buildings is required to be appropriately scaled relative to the surrounding streets, open spaces and buildings. The Tall Building Design Guidelines suggest that the streetwall height of new buildings relate to the adjacent existing buildings and a height equal to 80% the width of the existing right-of-way on which the proposal fronts. The Guidelines further recommend variation in streetwall heights at corner sites. In general, base buildings are not intended to exceed 24 metres in height.

The original Revitalization Plan permits for a series of 7-storey slab base buildings on Sites 4 and 6 fronting on Dundas Street West. The original Plan also requires that all buildings be situated within a 45-degree angular plane measured from the north side of Dundas Street West. On Sites 8 and 9, the original Plan allows 4 and 5-storey base buildings, respectively, each with one stepback facing Cameron Street.

The proposed changes to the Plan lower the podiums facing Dundas Street West to 3 and 4-storeys. To create a comfortable pedestrian space, base buildings on Sites 4 and 6 are stepped back from the street, allowing a 6.0 metre sidewalk from curb to building face on Dundas Street West.

Above the base building height, the proposed buildings on Sites 4 and 6 are not situated entirely within the 45-degree angular plane as measured from the north side of Dundas Street West. The applicant has proposed that intermittent projections into the angular plane, combined with increased setbacks from the angular plane in other areas, should be permitted to allow for architectural differentiation in the buildings fronting Dundas Street West, provided the resulting impacts of building mass encroaching into the angular plane maintain the original intent of that provision. The City concurs that, in this instance, minor encroachments into the angular plane are appropriate. Above the podiums, the proposed buildings have been designed with stepbacks, setbacks and several points of articulation to decrease the visual impact of building height from the street, limit shadowing, increase sky view, and create opportunity for visual interest in the building design. The decreased podium heights relate more appropriately to the building heights on the north side of Dundas Street West. The proposed increased street setbacks and north-south orientation of the buildings above the podiums, also improve the pedestrian environment along Dundas Street West.

The proposed built form changes achieve the original Plan's intent to gradually step buildings back toward the south and limit impacts of resulting building mass on Dundas Street West and Kensington Market. The recommended Zoning By-law Amendment contains provisions to allow limited encroachments into the angular plane while providing an acceptable degree of design flexibility for the future development on Sites 4 and 6, which are likely to occur later in Phase 2. These provisions allow for a maximum encroachment of 5% of the floor space of the buildings overall on Sites 4 and 6 into the required 45 degree angular plane from the side of Dundas Street West.

The proposed base buildings on Sites 8 and 9, along Cameron Street, are approximately 6 and 4-storeys in height, respectively, with a series of stepbacks at upper levels. The base buildings and the taller elements situated atop the base buildings, include stepbacks which relate appropriately to each other and the buildings on the other side of Cameron Street. The 12-storey building on Site 9 and 17-storey building on Site 8 both incorporate a 3 metre setback from the street line. The 17-storey building includes a 2-metre stepback at a height of 20 metres and again at 40 metres. The 12-storey building includes a 2-metre stepback at a height of 14 metres. Along Paul Lane Gardens, the proposed 12-storey building includes a 3 meter setback at the ground level and an additional 3 metre stepback at a height of 14 metres. The proposed stepbacks help to create appropriate, contextually sensitive streetwall heights.

### **Tall Buildings and Separation Distance**

A total of 4 tall buildings on Sites 4 and 6 fronting onto Dundas Street West, and an additional tall building on Site 8, are proposed within Phase 2. The tall buildings on Sites 4 and 6 feature a roughly similar form as the two buildings

proposed on Sites 1 and 2, and the 14 and 15-storey buildings constructed in Phase 1, but with slightly increased heights toward Spadina Avenue.

City Planning staff typically seek a minimum 25 metre separation distance between tall buildings. The intent of this is to ensure adequate sky view, limit shadowing, and protect against overlook and privacy issues, and other potential impacts. The proposed development does not achieve a 25 metre separation distance in all instances. Above a height of 12-storeys for the buildings on Sites 4 and 6, a separation distance of 25 metres is met or exceeded. Below a height of 12-storeys, portions of buildings are separated by 21.5 metres. On Sites 8 and 9, a separation distance of 25 metres is achieved above a height of 8-storeys, increasing to 31 metres above 10-storeys. The separation distance between the towers on Sites 6 and 8 is 53 metres.

The proposed tall buildings meet or exceed the separation distance requirements of the Tall Building Design Guidelines in many instances, but not in all cases. Where the recommended separation distance was not achieved, a detailed analysis of the shadowing and views from various points around the site was undertaken to determine whether the proposed separation distances continued to achieve the intent of the Guidelines and the policies in the Official Plan that guide the form and scale of buildings. In this case, City Planning staff are satisfied that the proposed development meets the intent of the Guidelines and Built Form Policies with regard to separation distances and the buildings' impact on surrounding areas.

### **Transition to Lower-Scale Areas**

The Official Plan directs that new development create a transition to adjacent areas of lower-scale and specifically towards Neighbourhoods.

The proposed development on Sites 4 and 6 steps back from the north side of Dundas Street West, limiting its impact on the lower-scale Kensington Market area to the north. The proposed repositioning of buildings, when compared to the original Revitalization Plan and the lower streetwall, create a better transition toward the north and improve south views from the north. The proposed 12-storey building intended to replace the existing building at 73-75 Augusta Square is set back significantly from the adjacent Neighbourhoods and is situated beneath a 45-degree angular plane measured from the properties within the Neighbourhoods designation west of Augusta Square.

The proposed development has been massed to limit impacts on adjacent areas and transition appropriately in this context in accordance with the policies of the Official Plan.

## **Shadow Impacts and Sky View**

A shadow study was submitted in support of the development and demonstrates shadowing on the site and surrounding area. The proposed buildings have been massed, located and articulated, with appropriate separation distance and narrow floor plates, to limit shadow impacts on surrounding areas and maintain sky view in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines. The proposed towers along Dundas Street West will have minor shadow impacts on the north sidewalk of Dundas Street during the spring and fall equinoxes. On the summer solstice, the north sidewalk on Dundas Street will be in complete sunlight throughout the day. The proposal has no significant shadow impact on existing and planned local parks and public open spaces and has acceptable impacts on the surrounding area.

The scale and stepbacks of the proposed apartment buildings on Sites 4 and 6 relate appropriately to the proposed Central Green public park space located on Site 11. City staff and the applicant worked through several revisions to the tower massing and orientation on these sites to step the building height away from the park and present narrow buildings faces toward the south, increasing sky view and the openness of this new park space. The proposed changes have comparable impacts on existing and proposed area parks and open spaces to that of the original Revitalization Plan.

## **Wind Impacts**

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

The assessment concludes that wind safety criteria are met on the proposed development sites and makes specific recommendations for mitigation measures in areas, and at certain times of the year, where elevated wind levels are anticipated, such as on proposed roof top amenity terraces and during the winter months. With regard to parks and open spaces, the assessment concludes that wind conditions in the Central Green and courtyards of each site are suitable for the intended uses throughout the year and makes recommendations for improving the Entry Green space during the winter.

The assessment also recommends that in order to optimize the wind conditions on each specific site, a 3D computer modeling approach or a wind tunnel study should be conducted as part of the Site Plan review process

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

## **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 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 2.3 ha or 53% of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 6,663 square metres.

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The applicant is proposing two parkland dedication parcels: the Central Green, Site 11, located to the south of Grange Ave and the Entry Green, Site 5, located to the north of Grange Ave for an approximate total parkland of 6,397 square metres. This is acceptable to the City. Any remaining parkland dedication requirements will be satisfied through cash-in-lieu. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit in Phase 2.

Parks, Forestry, and Recreation staff recommend that a development charge credit against the Parks and Recreation component of the Development Charges secured through the Revitalization be used to facilitate this design and construction of Above Base Park Improvements by the developer.

Given the proposed phasing and the objective of maintaining Zero Displacement on site, the requirements for conveyance of Sites 5 and 11 for park purposes be structured to accommodate the phased construction and allow for existing townhouses and other structures on these sites on an interim basis. Timing of conveyance and other park matters will be secured in the revised Section 37 and Subdivision Agreements.

## **Housing**

All market apartment or condominium buildings proposed in Phase 2 - Sites 4, 6 and 8 – will meet or exceed the required residential unit mix required by Policy 11.1 of the Downtown Plan by including:

- A minimum of 15 per cent of the total number of units as 2-bedroom units of 87 square metres of gross floor area or more;

- A minimum of 10 per cent of the total number of units as 3-bedroom units of 100 square metres of gross floor area or more; and,
- An additional 15 per cent of the total number of units will be a combination of 2-bedroom and 3-bedroom units.

## Rental Housing

The subject redevelopment is a complex and multi-faceted proposal, involving the demolition and replacement of specific existing social housing rental buildings and retention and refurbishment of other social housing buildings. The original Revitalization Plan contemplated the refurbishment of the 77-unit apartment building at 73-75 Augusta Square. TCH staff have advised, and City staff concur, that this building has now deteriorated beyond the point where refurbishment makes long-term financial sense, so replacement of the building has been proposed.

## Existing and Replacement Rental Housing

Of the existing 806 rental units in Alexandra Park, 410 units will now be demolished and replaced on-site. All of the units to be redeveloped are managed by the Atkinson Housing Co-op and are provided to tenants on a rent-geared-to-income (RGI) basis. They include 77 apartment units at 73-75 Augusta Square, 70 apartment units at 170 Vanauley Walk, and 263 townhouses throughout the site. The same number and type (number of bedrooms) of apartment units and townhouse units will be replaced. With respect to the 263 existing townhouse units, 183 are to be replaced in various townhouse forms and the remaining 80 will be replaced as apartment units.

Table 2 below details the demolition and proposed replacement by phase and unit type.

Unit Type:	Townhouse			Apartment			Total
	3 Bed	4 Bed	5 Bed	1 Bed	2 Bed	3 Bed	
Phase 1 Demolition	52	21	8				81
Phase 1 Replacement	18	38	5				61
Phase 2 Demolition	107	56	19	48	99		329
Phase 2 Replacement	55	45	22	48	99	80	349
<b>Total Demolition All Phases</b>	<b>159</b>	<b>77</b>	<b>27</b>	<b>48</b>	<b>99</b>	<b>0</b>	<b>410</b>
<b>Total Replacement All Phases</b>	<b>73</b>	<b>83</b>	<b>27</b>	<b>48</b>	<b>99</b>	<b>80</b>	<b>410</b>

Table 2: Demolition and proposed replacement of social housing units

Table 3 describes the proposed replacement units by sub-phase, site location, and unit type.

Phase	Sub-Phase	Site	Apartments	Townhomes
1	1A	10	0	61
	1B	15		
2	2A	3 & 16	227	122
	2B	9		
	2C	17		
	2D	5, 7 & 18	0	

Table 3: Phasing and location of proposed replacement social housing units

All of the townhouses consist of three or more bedrooms, and therefore provide accommodation for a substantial number of larger households. The size of existing units varies significantly. TCH reported that on average, one- bedroom apartments are about 615 sq. ft. and two-bedroom units are 832 sq. ft. Existing townhouses are estimated to be about 1,017 sq.ft., 1,318 sq.ft. and 1,400 sq. ft. for three, four and five bedroom units, respectively. Minimum unit sizes were secured in the original Section 37 Agreement.

### Tenant Relocation and Assistance

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

- A tenant's right to a new replacement social housing unit;
- Continued provision of RGI subsidies to tenants being relocated, subject to their on-going eligibility;
- Zero Displacement, which allows tenants the ability to remain in Alexandra Park, during the redevelopment by moving to another unit within the community;
- Where timing of construction does not permit this to occur, tenants will be relocated to other accommodation on-site, or off-site if they choose, until the new replacement units are ready for occupancy;
- Provision of moving assistance, including moving services and other support to assist with moving to a temporary and new replacement unit;

- A minimum of 5 months notice prior to having to move; and,
- Equitable and transparent selection of temporary relocation and new replacement units.

A Housing Issues Update Report has been prepared by TCH which describes the progress being made with respect to the replacement of social housing units and RGI subsidies in accordance with Official Plan policies and the Section 37 Agreement and Section 111 Agreements. In this report, TCH has also identified that the same number and type of apartment units to be demolished at 73-75 Augusta Square would be replaced. City staff concur with the findings of this report.

A Tenant Relocation and Assistance Plan was prepared by TCH for the Alexandra Park and Atkinson Co-op Revitalization Plan approved by the City of Toronto, to the satisfaction of the General Manager, Shelter Support and Housing Administration (SSHA). This detailed plan identifies the specific process and issues relating to the relocation of tenants during various phases of the Alexandra Park redevelopment process. The plan is being updated by TCH to incorporate details relating to the demolition and replacement of the 77 units at 73-75 Augusta Square. As noted previously, the policy of Zero Displacement will be maintained throughout the development of Phase 2, thereby ensuring that no existing tenants will be required to move out of the area for relocation.

### **Refurbishment Plans**

The Section 37 Agreement currently requires that refurbishment plans for 73-75 Augusta Square and 91 Augusta Square are to be submitted prior to the issuance of a below-grade permit for the development of Sites 1, 4, 6 or 8, being the market building blocks in the original Phase 2 Plan. The building at 73-75 Augusta Square is now proposed to be demolished and replaced on Site 17. A refurbishment plan remains required for 91 Augusta Square. City Planning staff recommends that the Section 37 Agreement be amended to require refurbishment plans for 91 Augusta Square prior to the issuance of the first below-grade permit for a market building to be constructed on Sites 4, 6, or 8.

The timing for completion of the refurbishment work at 91 Augusta Square remains, as previously required, prior to the registration of the final market condominium building within Phase 2. As the tenure of the market buildings may change from ownership to rental in the future, City Planning staff recommend that the refurbishment work be completed prior to first residential occupancy of the final market building in Phase 2, should that building be a rental building.

## **Section 111 Agreement**

This report also recommends that the amendments be made to the registered Section 111 Agreement (No. AT3518416) where necessary, to ensure consistency between these two agreements.

## **Amenity Space**

The proposed amenity space is generally consistent with the amenity space requirements in By-law 1710-2013. City Planning staff will work with TCH and Tridel, in the context of Site Plan Approval, to ensure indoor and outdoor amenity space geared toward children and dogs forms part of the required amenity space within the Revitalization.

## **Cycling, Vehicle Access, Parking and Loading**

Vehicular access through the site is proposed from the north-south connections of Denison Avenue, Cameron Street, and the proposed extension of Augusta Avenue; and the east-west streets of Paul Lane Garden and the proposed Grange Avenue extension. Further internal block circulation will be provided on Sites 16 and 18. The design of these entrances will be secured through Site Plan Approval.

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

The recommended bicycle parking standards in the Draft Zoning By-law Amendment are consistent with the requirements of the City-Wide Zoning By-law 569-2013 and the Toronto Green Standard.

Detailed design of bicycle parking, vehicle parking, and loading areas will be secured through Site Plan Approval and will be consistent with the Apartment Neighbourhoods policies.

## **Draft Plan of Subdivision**

Section 51 of the Planning Act requires that lands to be conveyed to the City be described within a registered plan of subdivision. The site is included in the previously Draft Approved Plan of Subdivision for the extent of the Revitalization Plan.

The current applications request amendments to the previously issued Draft Plan Approval and Draft Plan Conditions. Only limited changes are necessary regarding the street and block layout on the previously approved Draft Plan of Subdivision to facilitate the proposed changes to Phase 2. Should City Council

authority be required for any necessary changes to the Draft Plan of Subdivision, City Planning will bring forward a subsequent report forward to City Council with recommendations for consideration.

## **Section 37**

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

### **Public Art**

The current Section 37 agreement supporting the Revitalization requires that a Public Art Plan be provided at a value equal to one percent (1%) of the gross construction costs of development, save and except the gross construction costs attributable to the construction of Social Housing Units. City Planning staff are recommending clarifying this value to not include the reconstructed community centre, as was originally intended but is not explicitly stated in the agreement.

City Council direction on the Revitalization Plan from 2013, specifically recommendation 3 a). viii, states that the Public Art Plan will consider, amongst other matters, the overall public art plan, the participation of the local arts community and local artists, capacity to provide space for the creation of art, the jury composition, the distribution of the budget and the proposed phasing for the installation of each part of the District Public Art Plan in relation to the phased development of the site. The applicant has proposed that of the overall amount of funds secured through the requirement to provide 1% for Public Art, that up to \$2,000,000.00 be utilized for the construction of additional space within the community centre that will function as art studio space for the community.

City Planning staff recommend the Section 37 agreement be amended to allow up to \$2,000,000.00 in funds from the public art contribution to be used for the construction of space for the creation of art within the new Community facility. The applicant will be required to demonstrate, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, that the redirected funds have been used to finance the construction and outfitting of art studio space accessible to the community.

### **Additional Financial Contributions and Community Facility**

An additional \$2,000,000.00 is proposed from what was originally secured in the Section 37 agreement to increase the minimum size of the replacement community centre from 1,100 square metres to 2,000 square metres.

The Community Recreation Hub will be valued at a minimum construction value of nine million dollars (\$9,000,000) including all construction, finishing, fixtures,

mechanical systems and parking if required. The Community Recreation Hub will have a minimum gross floor area of 2,000 square metres. Alexandra Park Residents Association and Atkinson Housing Co-operative will operate the space, which will be owned by Toronto Community Housing Corporation. The Community Recreation Hub will be open to all residents of Alexandra Park and will include a mix of indoor recreation and amenity space open to the public and spaces and programming exclusively for Atkinson Housing Co-operative and Toronto Community Housing Corporation tenants.

### **Local Social Enterprise Space**

The Section 37 Agreement currently requires 371 square metres (4,000 sqft) of local social enterprise space to be provided in the first of Sites 1, 4 or 6 to develop. It was previously intended that the local social enterprise space would be constructed on Site 4. The application requests, with support from the community, that the local social enterprise space also be permitted within the new community centre. City Planning recommends necessary amendments to the Official Plan, Zoning By-law and Section 37 agreement to permit all or part of the required local enterprise space to be constructed on Site 10 in addition to the minimum required size of the community centre.

### **General Changes**

Other technical changes to the agreement may be necessary to reflect the revised block layout.

### **Conclusion**

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

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

The proposed changes to Phase 2 of the Revitalization have regard for the Planning Act, are consistent with the Provincial Policy Statement, conform to the Growth Plan, and conform to the Official Plan, including the intent of Site and Area Specific Policy 383. The recommended Zoning By-law Amendments secure appropriate form, scale and mass of new buildings, a range of commercial uses, and an appropriate mix of residential units and corresponding community benefits secured through Section 37 of the Planning Act.

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

## **CONTACT**

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## **SIGNATURE**

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Lynda H. Macdonald, MCIP, RPP, OALA  
Director, Community Planning,  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1:	Application Data Sheet
Attachment 2:	Location Map
Attachment 3:	Previously Approved 2013 Revitalization Plan
Attachment 4:	Proposed 2019 Revitalization Plan
Attachment 5:	Official Plan Land Use Designations – Map 18 Excerpt
Attachment 6:	Draft Official Plan Amendment Number 458
Attachment 7:	Draft Zoning By-law Amendment (By-law 438-86)

## Attachment 1: Application Data Sheet

**Municipal Address:** 571 DUNDAS ST W      **Date Received:** December 22, 2017

**Application Number:** 17 278596 STE 20 OZ

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

**Project Description:** This application is to update the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and rental housing demolition and replacement applications that were approved in in 2012 (OPA 189) and 2013 (By-law 1710-2013), forming the Revitalization Plan for the Alexandra Park and Atkinson Co-op. Changes to the previously approved Revitalization Plan are as follows: - Proposed demolition and reconstruction of 73 Augusta Ave (Replacement of 77 residential units, daycare and Co-op office) - Increase of approximately 500 square metres of public parkland - Increase in number of market units from 1,125 to approximately 1,350 - Changes to block pattern, building height and massing, townhouse typology, etc.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
TORONTO COMMUNITY HOUSING	URBAN STRATEGIES INC.	CS&P Architects	TORONTO COMMUNITY HOUSING

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: OPA 189 & ZBL 1710- 2013	
Zoning:	R3 Z1.0	Heritage Designation:	No
Height Limit (m):	Various	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	59,400	Frontage (m):	245	Depth (m):	223
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			18,422	<b>18,422</b>
Residential GFA (sq m):	30,758	12,542	160,350	<b>172,892</b>
Non-Residential GFA (sq m):	1,059		7,395	<b>7,395</b>
<b>Total GFA (sq m):</b>	<b>31,817</b>	<b>12,542</b>	<b>167,745</b>	<b>180,287</b>
Height - Storeys:	8		21	<b>21</b>
Height - Metres:				

Lot Coverage Ratio (%): 31.01

Floor Space Index: 3.04

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	172,892	
Retail GFA:	3,781	
Office GFA:	175	
Industrial GFA:		
Institutional/Other GFA:	3,439	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	349	257	339	<b>596</b>
Condominium:			1,348	<b>1,348</b>
<b>Total Units:</b>	<b>349</b>	<b>257</b>	<b>1,687</b>	<b>1,944</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:		204	53		
Proposed:			882	552	253
<b>Total Units:</b>		<b>204</b>	<b>935</b>	<b>552</b>	<b>253</b>

#### **Parking and Loading**

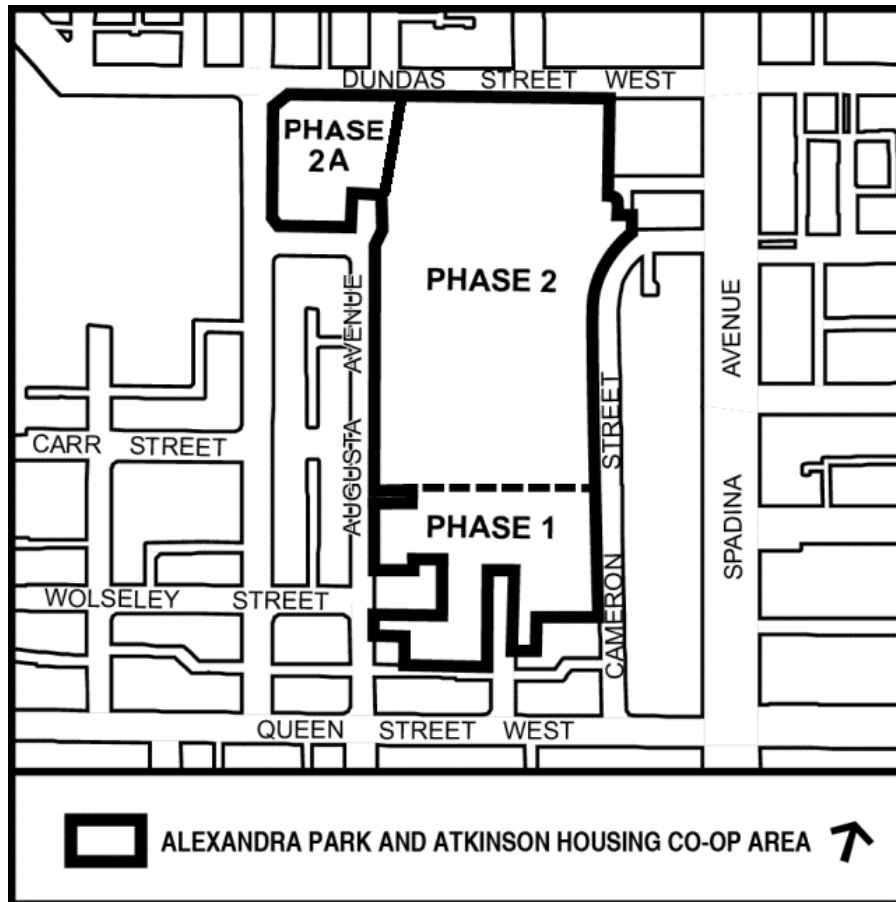
Parking Spaces: 945      Bicycle Parking Spaces: 330      Loading Docks: 5

#### **CONTACT:**

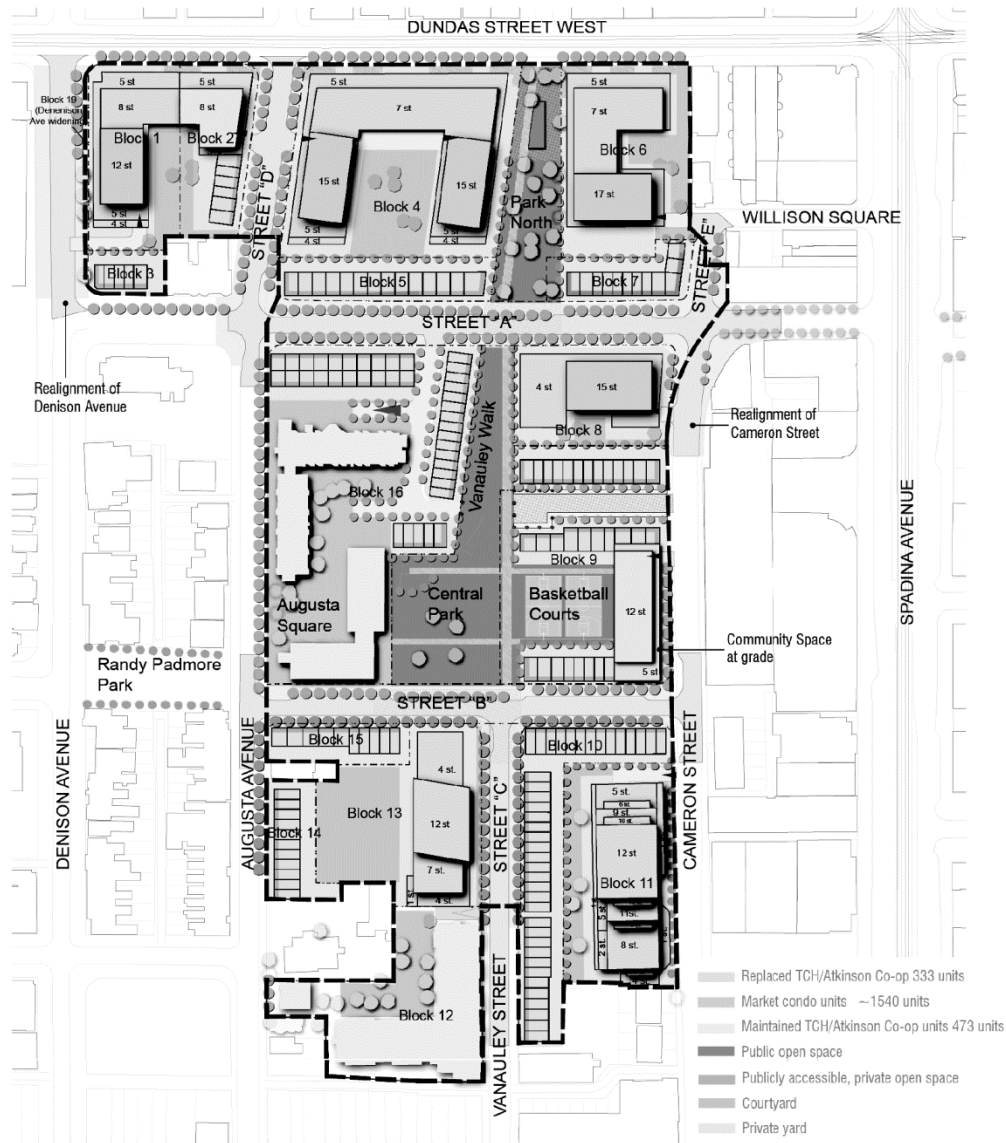
Graig Uens, Senior Planner  
416-397-4647  
Graig.Uens@toronto.ca



## Attachment 2: Location Map



## Attachment 3: Previously Approved 2013 Revitalization Plan



### Previously Approved Revitalization Plan

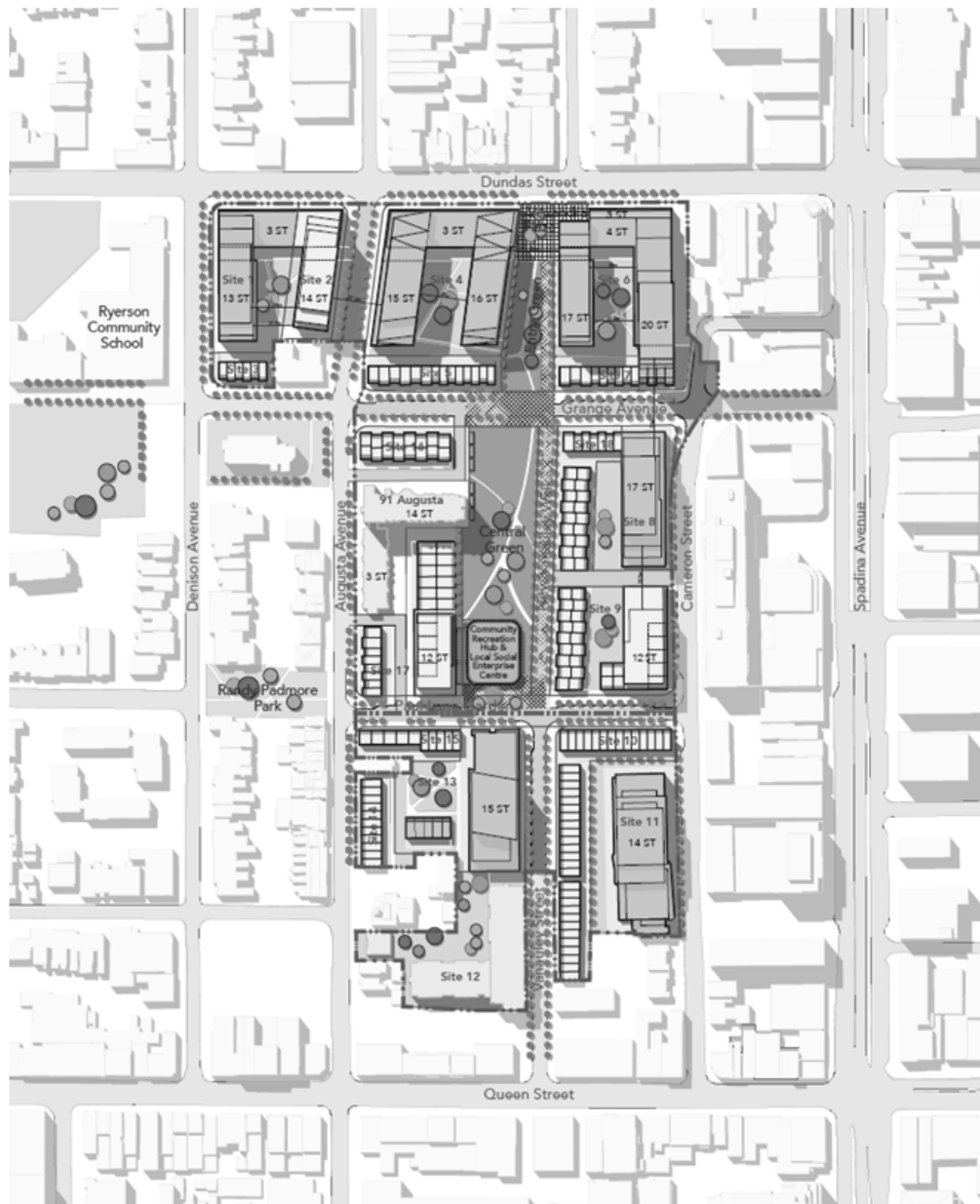
571 Dundas Street West

Applicant's Submitted Drawing

Not to Scale  
01/25/2018

File # 17 278596 STE 20 02

## Attachment 4: Proposed 2019 Revitalization Plan



### Proposed Revitalization Plan

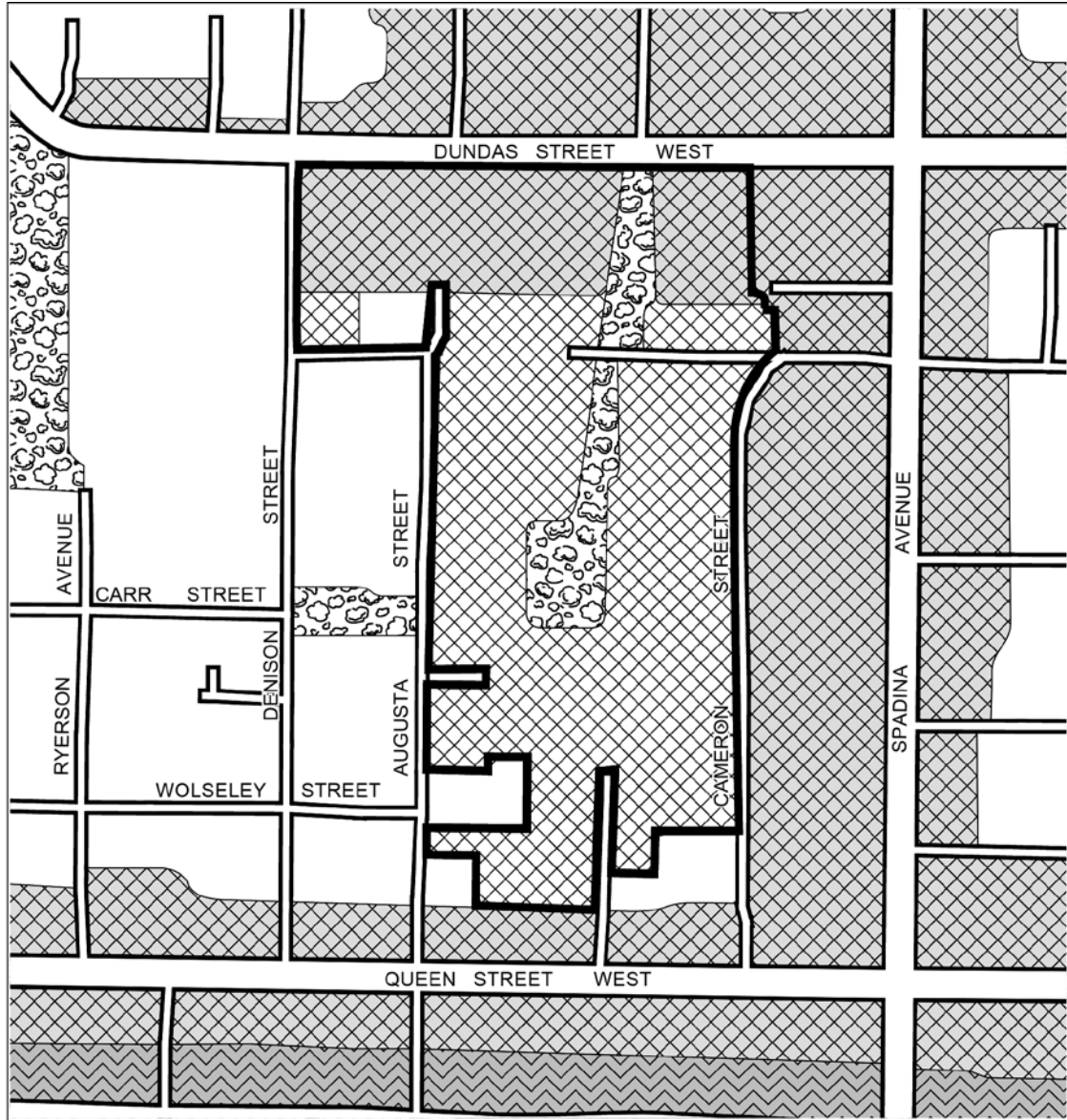
Applicant's Submitted Drawing

Not to Scale

571 Dundas Street West

File # 17 278596 STE 20 02

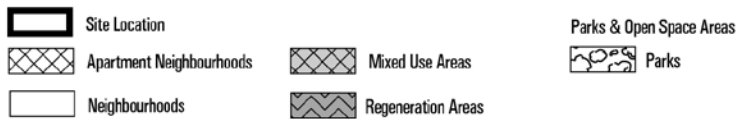
## Attachment 5: Official Plan Land Use Designations – Map 18 Excerpt



**Toronto** City Planning  
Official Plan

571 Dundas Street West

File # 17 278596 STE 20 02



↑  
Not to Scale  
01/08/2018

**Attachment 6: Draft Official Plan Amendment 458**

Provided as a separate attachment

**Attachment 7: Draft Zoning By-law Amendment (By-law 438-86)**

Provided as a separate attachment