

Alexandra Park and Atkinson Housing Co-operative Revitalization - 571 Dundas Street West, 91 Augusta Avenue, and 73-75 Augusta Square – Phase 2 – Official Plan and Zoning By-law Amendments – Supplementary Report

Date: September 30, 2020

To: City Council

From: Chief Planner and Executive Director, City Planning

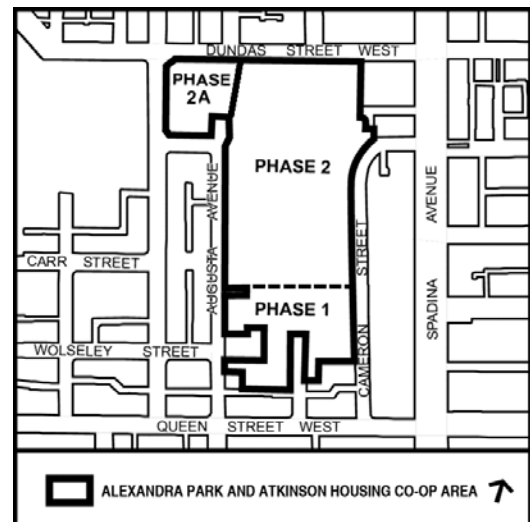
Ward: Ward 10 - Spadina-Fort York

Planning Application Number: 17 278596 STE 20 OZ

SUMMARY

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

A Section 37 Agreement was registered on February 11, 2014 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.



Phase 1 of the Revitalization, comprised of a 14-storey and 15-storey residential building, 61 townhouse units and the refurbishment of the existing apartment building at 20 Vanauley Street is now complete and the new units occupied, south of the newly constructed Paul Lane Gardens.

For Phase 2 of the Revitalization, Toronto Community Housing (TCH) and Tridel, the development partnership for both phases of the Revitalization, proposed a number of changes to the previously approved Revitalization Plan.

At the July 23, 2018 and July 16, 2019 City Council meetings, Council adopted various changes to the Official Plan and Zoning By-law respecting Phase 2A and Phase 2. This

Staff Report recommends City Council adopt the further revisions to the Zoning By-law and Section 37 Agreement, outlined in this report, to facilitate the continuation of the Revitalization work.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend its decision on Item 2018.TE34.10 by:

- a) amending Part 2 by adding the words “amended by permitting an additional 1,300 square metres of residential gross floor area on Site 1” so that Part 2 now reads:

“City Council amend Zoning By-law 1710-2013, as amended, for lands located at the southwest corner of Denison Avenue and Dundas Street West, being Phase 2A within the Alexandra Park and Atkinson Coop Revitalization substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District, amended by permitting an additional 1,300 square metres of residential gross floor area on Site 1.”

- b) deleting Part 5.iii in its entirety and replacing it with the following:

“amending Section 10.3 of the existing Section 37 Agreement to require that, prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”

- c) amending Part 5.iv. by deleting the words “registration of a subdivision agreement for any block other than Blocks 10, 11, 12, 13, 14, or 15 to include the lands in Phase 2A” and replacing it with “issuance of the first building permit for the first condominium market building within a phase other than Phase 1 or Phase 2A” so that Part 5.iv. now reads as follows:

“amending Section 13.6 of the existing Section 37 Agreement that requires the submission of a public art plan prior to the issuance of the first building permit for the first condominium market building within a phase other than Phase 1 or Phase 2A; and”

2. City Council amend its decision on Item 2019.TE7.7 by:

- a) amending Part 2 by adding the words “permitting an additional 150 square metres of residential gross floor area on the property at 91 Augusta Avenue for outdoor amenity space” so that Part 2 now reads:

“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, amended by permitting an additional 150 square metres of residential gross floor area on the property at 91 August Avenue for outdoor amenity space and adding the following:

Holding Provision

a. lands zoned with the "h" Holding Symbol shall not be used for any purpose other than those lawfully existing on the date of passing of this By-Law until the "h" Holding Symbol has been removed; an amending By-law to remove the "h" Holding Symbol in whole, or in part, shall be enacted by City Council when the following plans and studies have been submitted for the lands from which the "h" Holding symbol is proposed to be removed to the satisfaction of the Chief Planner and Executive Director, City Planning secured through an agreement or agreements binding on the Owner and successors entered into pursuant to Sections 37, 41 or 51 of the Planning Act, or any combination thereof, as appropriate:

i. submission of updated Detailed Context Plans, to the satisfaction of the Chief Planner and Executive Director, City Planning;

ii. submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner and Executive Director, City Planning;

iii. provision of a Tenant Relocation and Assistance Plan, and periodic updates to the Plan, being satisfactory to the General Manager, Shelter, Support and Housing Administration and the Chief Planner and Executive Director, City Planning;

iv. execution of a subdivision agreement satisfactory to the Chief Planner and Executive Director, City Planning pursuant to Section 51 of the Planning Act;

v. periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the Chief Planner and Executive Director, City Planning;

vi. submission of a satisfactory Community Service and Facility Implementation Plan, which will include a financial strategy to finance any determined required community service or facility to the satisfaction of the Chief Planner and Executive Director, City Planning; and

vii. confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development to the satisfaction of the Executive Director, Corporate Finance; and

b. prior to the removal of the "h" Holding Symbol, shoring and demolition is permitted within the Alexandra Park and Atkinson Co-op Area.”

b) deleting Part 4.b.x in its entirety and replacing it with the following:

“amending Section 10.3 of the existing Section 37 Agreement to require that, prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”

c) deleting Part 8.c in its entirety and replacing it with the following:

"prior to the issuance of any demolition permit for any existing social housing unit in Phase 2, excluding Phase 2A, the Owner shall provide detailed floor plans for any replacement social housing units and associated common amenity areas to be located on the lands subject to the Demolition Permit where an existing social housing unit is to be demolished, to the satisfaction of the Chief Planner and Executive Director, City Planning.”

d) That City Council determine that no further notice is required under Section 34(17) of the Planning Act.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

Recent application history on this site is detailed below. A more detailed history of the planning and development of the Revitalization Plan can be found in previous reports, linked below.

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>

On July 16, 2019, 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, Rental Housing Demolition and Conversion – Phase 2 – Final Report, (Item TE7.7) with amendments.

The City Council and TEYCC decisions can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.7>

The Final Report of the Official Plan Amendment, Zoning By-law Amendment, Rental Housing Demolition and Conversion – Phase 2 can be accessed at this link:

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-134349.pdf>

COMMENTS

As identified in the recommendations of the 2018 and 2019 Staff Reports, technical changes to the Section 37 Agreement were required to allow development to proceed for Phase 2 and Phase 2A of the Revitalization. As City Staff and the Owner worked

through the necessary amendments to the Section 37 Agreement, further technical amendments were identified. Similarly, technical amendments were also required to the previously adopted draft zoning by-law. The recommendations outlined in this report are necessary for the practical implementation of Phase 2 of the Alexandra Park Revitalization Plan.

Zoning By-law Amendment

The Owner has requested technical changes to the adopted draft zoning by-laws for both Phase 2 and Phase 2A, as detailed below:

1. Revise Sections 5(2)(a)(i) and 5(2)(a)(iii) of the Phase 2A Draft Zoning By-law Amendment to increase the residential and overall gross floor area on the site by 1,300 square metres. The increase in gross floor area is required to account for a variety of spaces that are typically excluded from gross floor area calculations in the City-wide Zoning By-law 569-2013, such as: the shared servicing spaces below the courtyard that serve both the TCH and condominium including the parking ramp, bicycle parking, and the garbage loading bay. There are no changes to the built form of the buildings in Phase 2A, and the proposed massing reflects what was envisioned on this site as part of the rezoning application process. As Site 2 (the TCH apartment building) has no gross floor area restrictions, the amendment is only required for Site 1.
2. Revise the Phase 2 Draft Zoning By-law Amendment to include Section 2(f) which allows for an additional 150 square metres of residential gross floor area for the existing social housing building at 91 August Avenue. The additional gross floor area will be used for a vestibule and access space in order to permit the 4th floor roof to be used as an outdoor amenity area.

Section 37

A Section 37 Agreement was registered on February 11, 2014 for the entire revitalization site to secure community benefits related to the increase in market floor area and as an additional tool to assist in guiding the Revitalization. The following technical amendments to the Section 37 Agreement are required to facilitate Phase 2 of the Revitalization:

3. The current Section 37 agreement requires the applicant to provide floor plans for replacement social housing units prior to receiving demolition permits. The revised requirement clarifies that floor plans must be provided for any replacement social housing unit and associated common amenity area to be built on the lands where existing social housing is requested to be demolished. An updated unit tracking chart is now also required to illustrate how the replacement obligations of the revitalization are being met at each phase.
4. The current Section 37 agreement requires the public art plan be submitted prior to the registration of a plan of subdivision for any portion of Phase 2, excluding Phase 2A. It was initially contemplated that the plans of subdivision were going to

be registered for each sub-phase, whereas now one plan of subdivision will be registered for all of Phase 2 (including the Phase 2A lands). The intent of the recommendation when originally drafted, was for the public art plan to be submitted before the approval of the next market condominium building, excluding Site 1 in Phase 2A. Staff recommendations reflect this change to the Section 37 Agreement.

Conclusion

The Alexandra Park and Atkinson Co-operative Revitalization is an important city building initiative. The ongoing Revitalization is an opportunity to create new affordable housing, market housing, new and improved open space, community facilities, and social enterprise possibilities, as well as to better connect the Alexandra Park and Atkinson Co-operative Community to the surrounding neighbourhoods.

City Planning recommends City Council adopt the proposed amendments to the previously approved Zoning By-law Amendments and Section 37 Agreement for Phase 2 and Phase 2A of the Alexandra Park and Atkinson Co-operative Revitalization Plan and determine that no further notice is required.

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SIGNATURE

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