

63-91 Montclair Avenue – Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report

Date: August 18, 2020

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 20 160786 STE 12 OZ

Related Application: Rental Housing Demolition 20 160792 STE 12 RH

Current Use on Site: 15 two- and three-storey detached and semi-detached residential dwellings.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 23 and 21-storey residential building on a shared base building located at 63-91 Montclair Avenue. Staff are currently reviewing the applications. They have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 63-91 Montclair Avenue in consultation with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The 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.

CONSULTATION WITH APPLICANT

Pre-application meetings were held on December 18, 2020, February 6, 2020, and April 20, 2020. The focus of discussion at the meetings was the proposal's conformity with the Official Plan, proposed built form related to height, massing, scale, density, and public realm, and opportunities for a new mid-block pedestrian connection. In April 2020, the applicant worked with the Ward Councillor's office and City staff to assist in the distribution of preliminary information regarding the proposal to interested residents.

A Zoning Amendment application and a Rental Housing Demolition application were submitted on June 26, 2020 and deemed complete on July 8, 2020.

ISSUE BACKGROUND

Site Description

The rectangular-shaped site is 3,466 square metres in size, has a frontage of 95 metres along Montclair Avenue to the north and Bantry Avenue to the south, and a depth of approximately 36.5 metres. The site contains fifteen detached and semi-detached residential dwellings and includes two rental dwelling units. Both Montclair and Bantry Avenues are east-west oriented and terminate at a dead-end to the west of the site. Lower Village Gate is west of the site and sits at a higher elevation than Montclair and Bantry Avenues, beyond a retaining wall. North of Bantry Avenue, Lower Gate Village becomes a private driveway with security controlled access to a low-scale residential complex. The site slopes downwards from east to west by approximately 4.5 metres. In addition, the site sits lower from its surrounding properties, including 1.6 metres below the property to the west, and 2.7 metres below the properties to the south.

Application Description

The Zoning By-Law Amendment application proposes two residential towers with an east tower at 21-storeys (72.65 metres including mechanical penthouse) and a west tower at 23-storeys (80 metres including mechanical penthouse) with a shared 5-storey base building increasing to 8-storeys between the towers. The proposal has a gross floor area of 39,003 square metres representing a density of 11.3 times the lot area.

The proposed building consists of 634 dwelling units, with a unit breakdown of 61 bachelor units (10%), 378 one-bedroom units (60%), 129 two-bedroom units (20%), and 66 three-bedroom units (10%). The proposal includes 1,580 square metres of indoor amenity space, and 956 square metres of outdoor amenity space. Proposed is 635

bicycle parking spaces and 205 vehicle parking spaces within a 2.5-storey below ground garage. Access to the vehicular parking within the garage would be from Bantry Avenue. One shared Type G/C loading space is proposed and would be accessed from Montclair Avenue in a manner that allows for trucks to enter and exit in a forward motion. Also proposed is a publicly-accessible pedestrian walkway/ramp that rises north to south from Montclair Avenue, through the site along the west lot line, allowing pedestrians to access Lower Village Gate.

The Rental Housing Demolition application proposes to demolish two existing residential rental units located on the site, include one one-bedroom basement rental unit and one four-bedroom row/townhouse unit.

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

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

See Attachment Nos. 1 - 5 of this report, for Location Map, a three dimensional representation of the project in context, Site Plan, Elevations, and Application Data Sheet.

Application Submission Requirements

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

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Landscape Plans;
- Tree Preservation Report and Plan;
- Civil Plans;
- Sun/Shadow Study;
- Planning Rationale Report;
- Public Consultation Strategy Report;
- Community Facilities & Services Study;
- Housing Report;
- Pedestrian Wind Study;
- Transportation Impact Study;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;
- Energy Modelling Report;
- Draft Zoning By-law Amendments;
- Toronto Green Development Standards Checklist; and
- Digital copy of the Building Massing Model.

All submission materials can be found at the following link: <https://aic.to/63MontclairAve>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) ("PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Major Transit Station Areas

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

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

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

The application is located on lands designated *Apartment Neighbourhoods* on Map 17 of the Official Plan.

See Attachment No. 6: Official Plan Map

Zoning By-laws

The site is zoned R2 Z2.0 under Zoning By-law 438-86, as amended, and R(d2.0) (x894) under Zoning By-law 569-2013. These zones permit a range of residential building types including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartments. The site has a maximum permitted height of 21 metres and a maximum permitted density of 2.0 times the area of the lot.

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

See Attachment No. 7: Existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet-Friendly Design Guidelines.

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

Site Plan Control

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

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on June 26, 2020 for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. Where an application for rezoning triggers an application under Chapter 667 for rental demolition, City Council typically considers both applications at the same time. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111 of the City of Toronto Act.

COMMENTS

Reasons for the Application

The application proposes to amend Zoning By-laws 438-86 and 569-2013 for the property at 63-91 Montclair Avenue to vary performance standards including: building height; density; and building setbacks. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

The applicant has submitted an application for a Rental Housing Demolition permit for the demolition of 2 existing rental housing units, as required by Chapter 667 of the Municipal Code.

ISSUES TO BE RESOLVED

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

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2019).

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Provincial policies, the City's Official Plan, and Design Guidelines including the Tall Building, Growing Up, and Pet-Friendly Design Guidelines.

Staff will continue to assess:

- the proposed building's height, density, and massing, in relation to the area's existing built form character and scale;
- the proposal's fit within the topography of the area;
- the tower setbacks and separation distances;
- the transition to lower-scale residential properties adjacent to and near the development site;
- the potential impacts associated with the proposed massing, including but not limited to privacy, wind, and incremental shadowing of *Neighbourhoods* and open spaces;
- the proposed public realm including mid-block connection, building setbacks, alignment with adjacent properties, and treatment of the public right-of-way;
- the mix and size of dwelling units;
- the location and amount of proposed indoor and outdoor amenity space; and,
- the provision of high quality building materials and landscape.

Infrastructure/Servicing Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Review Summary and Report; and Transportation Impact Study.

Staff will continue to assess:

- the Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and

- the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan.

Staff will continue to assess:

- the applicant's tree replacement plan which proposes the removal of 18 City-owned trees, removal or injury of 14 privately-owned trees and three privately-owned boundary/neighbouring trees having trunk diameters of 30 cm or greater to accommodate the development, and the replacement with four new City-owned trees.

Rental Housing

The application proposes to demolish fifteen residential units, of which two are rental dwelling units. No replacement rental units are proposed. Based on information submitted to date, replacement of the existing rental dwelling units in accordance with Official Plan Policy 3.2.1.6 will not be required, as the site contains fewer than 6 rental dwelling units.

A Housing Issues Report was submitted as part of the application and is being reviewed by staff.

The Rental Housing Demolition application will be assessed against the requirements of the Planning Act, the City of Toronto Act, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. Staff will continue to work with the applicant and tenants to determine an appropriate tenant relocation and assistance plan.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2019) also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.4 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Further discussions with the applicant, the Ward Councillor and City staff will be required to determine opportunities for the provision of on-site or nearby off-site affordable housing.

Community Services and Facilities

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

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff will continue to assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Toronto Green Standard

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

Staff will continue to assess the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title. The proposal at its current height will be subject to Section 37 contributions under the Planning Act. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Other Matters

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

CONTACT

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SIGNATURE

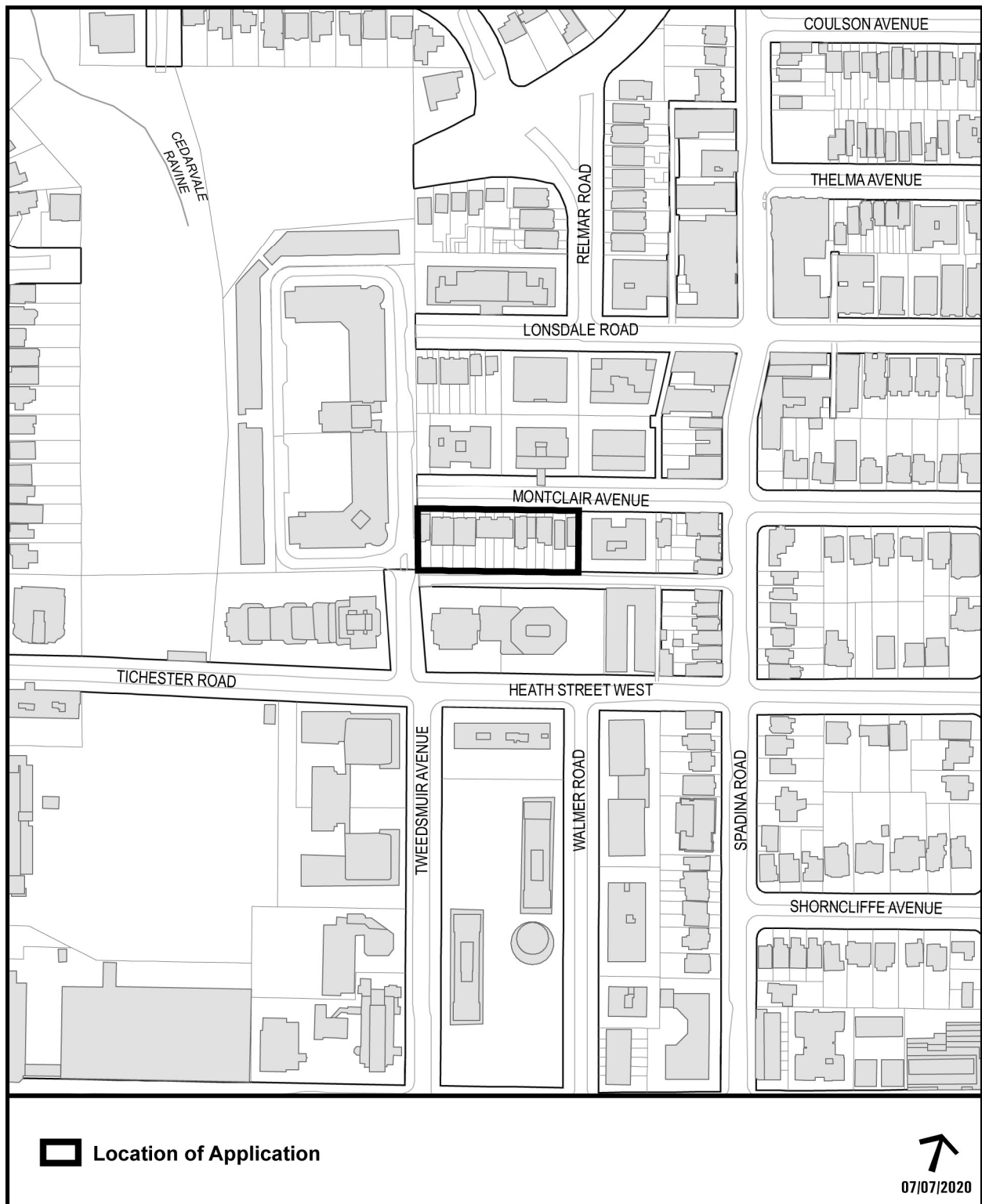
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director
Community Planning
Toronto and East York District

ATTACHMENTS

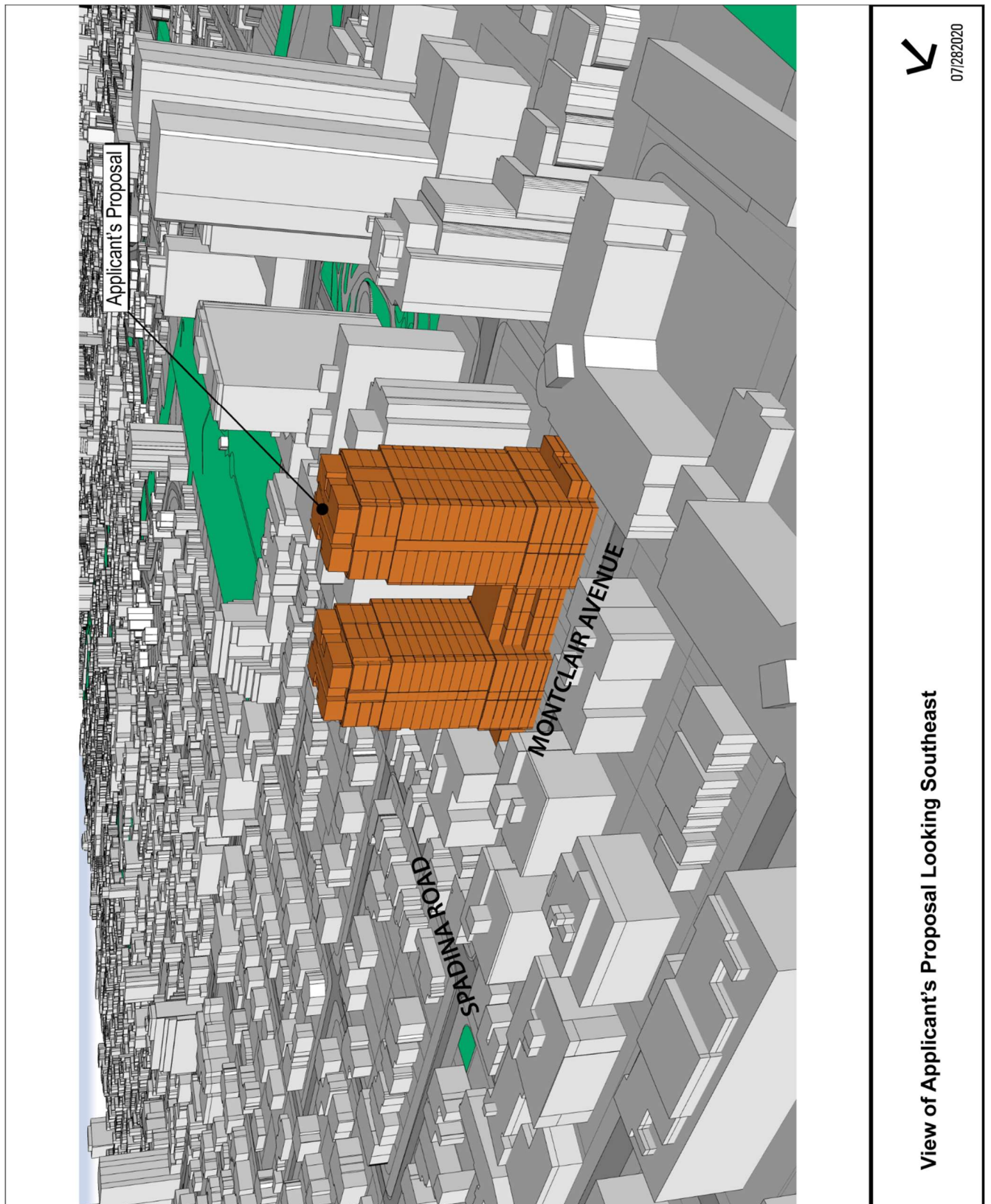
City of Toronto Drawings

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Elevations
Attachment 5: Application Data Sheet
Attachment 6: Official Plan Map
Attachment 7: Existing Zoning By-law Map

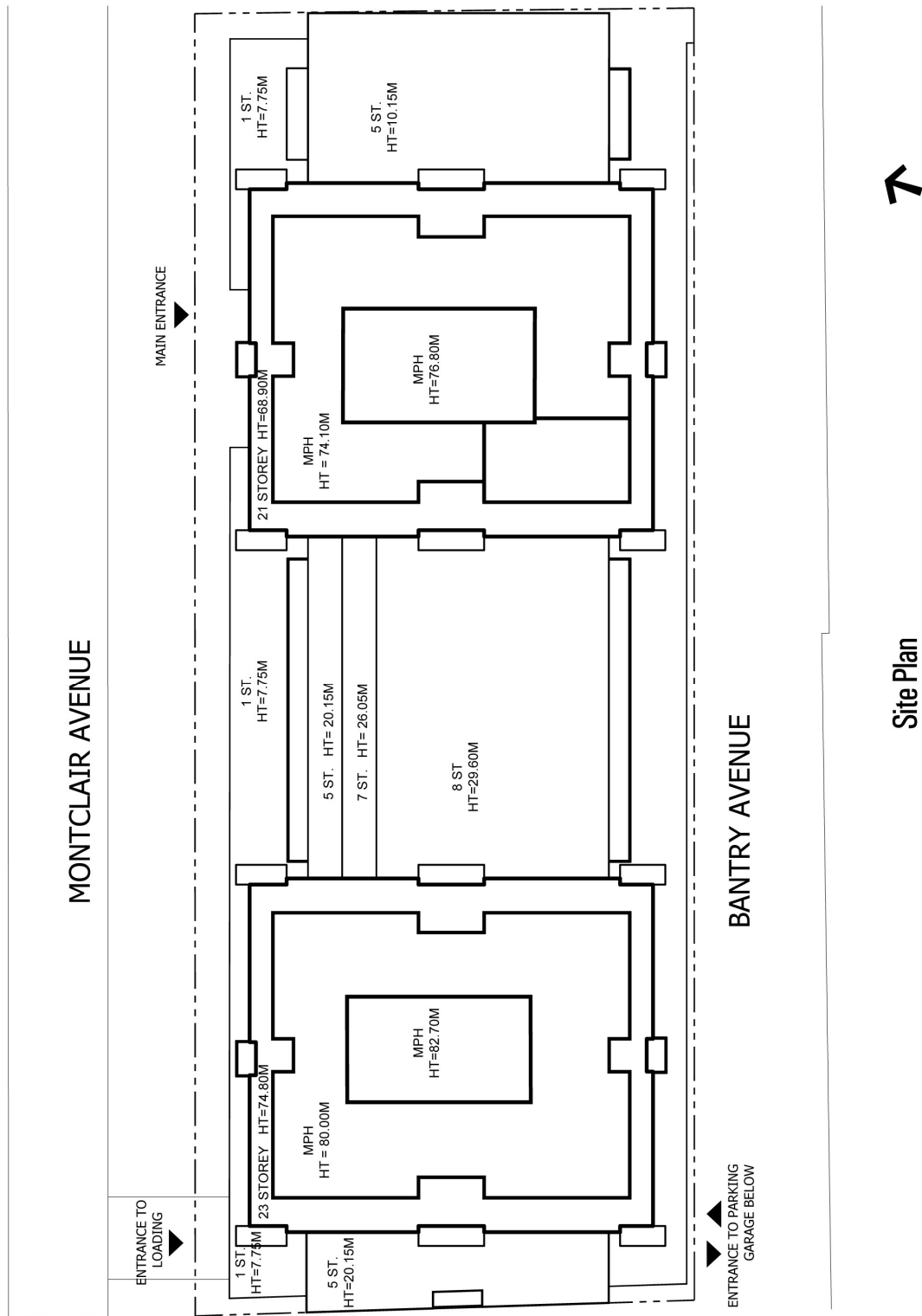
Attachment 1: Location Map



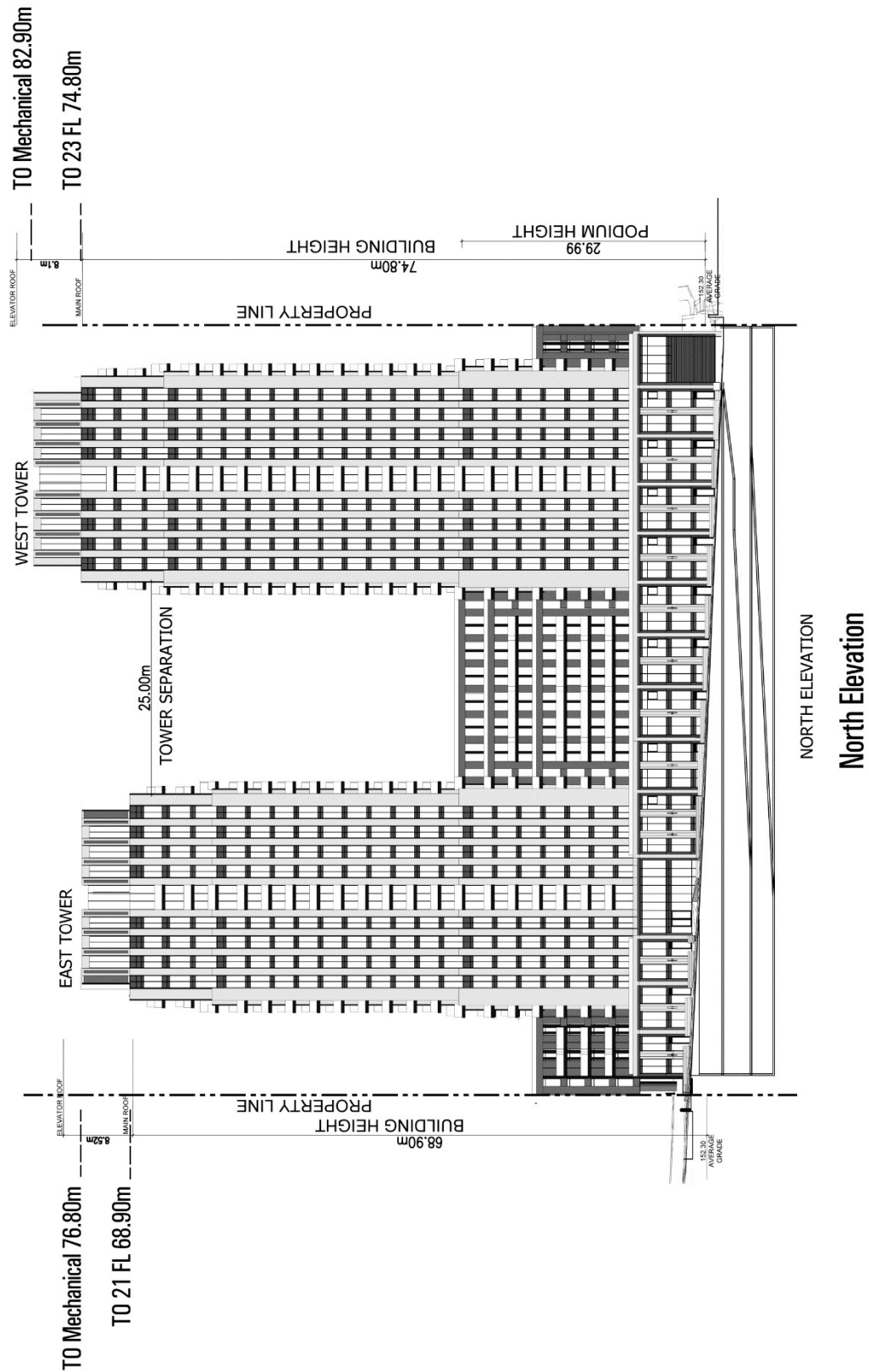
Attachment 2: 3D Model of Proposal in Context

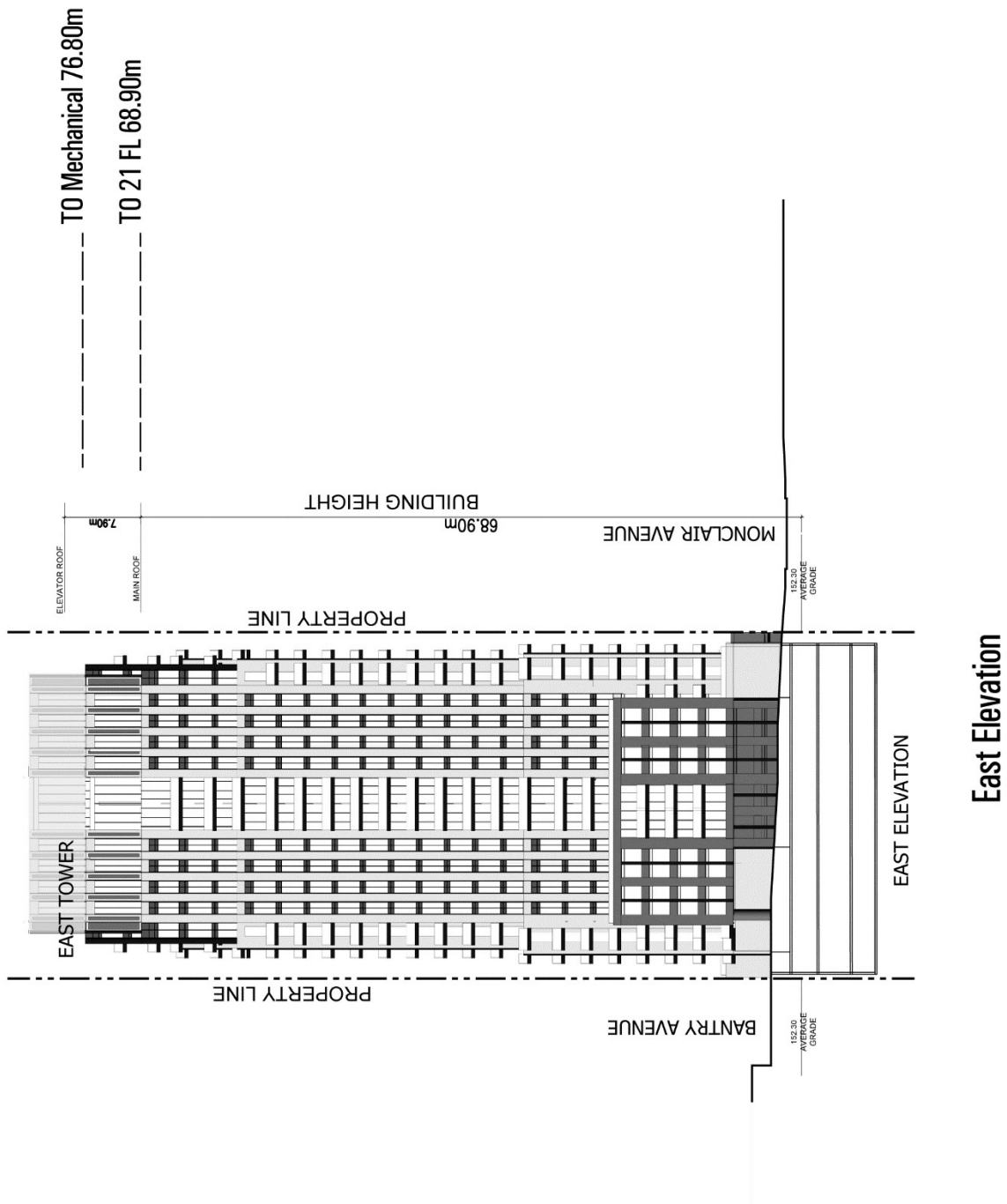


Attachment 3: Site Plan



Attachment 4: Elevations





Attachment 5: Application Data Sheet

Municipal Address: 63-91 Montclair Ave **Date Received:** June 26, 2020

Application Number: 20 160786 STE 12 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: A 21 and 23-storey residential building connected by a 5-8 storey podium.

Applicant

Bousfield Inc.

Architect

IBI Group

Owner

Montclair
Developments # 1
Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment
Neighbourhoods

Site Specific Provision:

Zoning: R(d2.0) (x894)

Heritage Designation: N

Height Limit (m): 21

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,466

Frontage (m): 95

Depth (m): 37

Building Data

| | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|--------------|
| Ground Floor Area (sq m): | 1,290 | | 2,300 | 2,300 |
| Residential GFA (sq m): | 4,190 | | 39,003 | 39,003 |
| Non-Residential GFA (sq m): | | | | |
| Total GFA (sq m): | 4,190 | | 39,003 | 39,003 |
| Height - Storeys: | 3 | | 23 | 23 |
| Height - Metres: | 9 | | 68 | 68 |

Lot Coverage Ratio (%)

66.36

Floor Space Index: 11.25

Floor Area Breakdown

Above Grade (sq m)

Below Grade (sq m)

Residential GFA: 39,003

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|--|-----------------|-----------------|-----------------|--------------|
| Rental: | 2 | | | |
| Freehold: | 14 | | | |
| Condominium: | | | 634 | 634 |
| Other: | | | | |
| Total Units: | 16 | | 634 | 634 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | 61 | 378 | 129 | 66 |
| Total Units: | | 61 | 378 | 129 | 66 |

Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 205 | Bicycle Parking Spaces: | 635 | Loading Docks: | 1 |
|-----------------|-----|-------------------------|-----|----------------|---|

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Attachment 6: Official Plan Map



63-91 Montclair Avenue

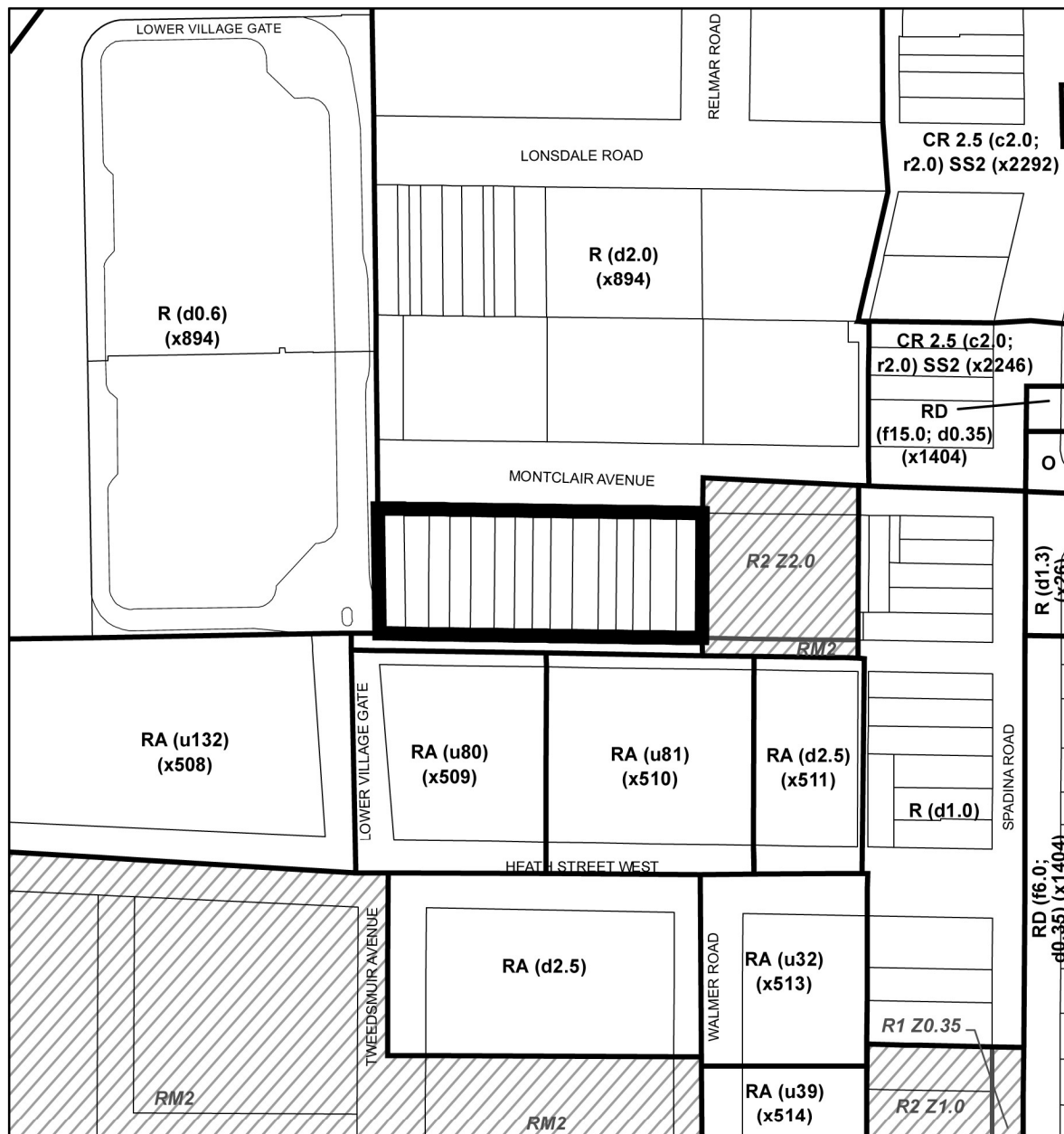
Official Plan Land Use Map #17

File # 20 160786 STE 12 0Z

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


 Not to Scale
 07/09/2020

Attachment 7: Existing Zoning By-law Map



Zoning By-law 569-2013

63-91 Montclair Avenue

File # 20 160786 STE 12 0Z



Location of Application

R
RD
RA

Residential
Residential Detached
Residential Apartment

CR
O
ON

Commercial Residential
Open Space
Open Space Natural



See Former City of Toronto By-law No. 438-86

R1 Residential District
R2 Residential District
CR Mixed-Use District

See Former City of York By-law No. 1-83

RM2 Residential Multiple Zone



Not to Scale
Extracted: 07/08/2020