

48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue and 25, 35, 37, 39, 41, 43, 45, 51, 53 and 55 Glendora Avenue – Official Plan and Zoning By-law Amendment Application – Request for Direction Report

Date: March 28, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Willowdale - Ward 18

Planning Application Number: 21 185510 NNY 18 OZ

Related Site Plan Application Number: 21 251322 NNY 18 SA

Related Rental Housing Application Number: 21 193226 NNY 18 RH

SUMMARY

On August 3, 2021, an Official Plan Amendment, a Zoning By-law Amendment and a Rental Housing Demolition application were submitted to permit the demolition of 16 existing detached dwellings and to permit the construction of three residential tall buildings with heights of 40, 37 and 26 storeys (124.25, 113.90, and 80.85 metres) containing a total of 1,046 residential units and with a total gross floor area of 74,928 square metres, resulting in a Floor Space Index of 10.58. The application was deemed complete on September 7, 2021.

On January 6, 2022 a revised application was submitted incorporating an additional property at 37 Glendora Avenue to the application. The revised application proposed to permit the construction of three residential tall buildings with heights of 42, 37 and 26 storeys (128.85, 114.10, and 81.05 metres) containing a total of 1,137 residential units and with a total gross floor area of 77,366.1 square metres. Despite the increase in floor area, the increased site area in the revised application results in a slight reduction in the Floor Space Index to 10.36.

On January 13, 2022, the applicant filed an appeal with the Ontario Land Tribunal ("OLT") on the application due to Council not making a decision within the 120-day time frame in the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application to amend the Official Plan and Zoning By-law for the lands at 48, 50, 56, 58 & 60 Avondale Avenue, 17 & 19 Bales Avenue & 25, 35, 37, 39, 41, 43, 45, 51, 53 & 55 Glendora Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:
 - a) the final form and content of the draft Official Plan and Zoning By-laws are the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b) the owner has addressed the outstanding issues raised by Engineering and Construction Services as they relate to the Official Plan and Zoning By-law Amendment application, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor;
 - c) the owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Official Plan and Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review; General Manager, Parks, Forestry and Recreation and the City Solicitor; and,
 - d) City Council has approved the Rental Housing Demolition application (File No. 21 193226 NNY 18 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental dwelling units at 48, 50, 56, 58 & 60 Avondale Avenue, 17, & 19 Bales Avenue, and 25, 35, 39, 41, 43, 45, 51, 53 & 55 Glendora Avenue and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.
3. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

A pre-application consultation meeting was held on March 30, 2021 with the applicant to discuss the planning policy framework for the area and the complete application submission requirements. Staff raised concerns with the proposal including the proposed height, massing, density, and relationship to the surrounding buildings.

A preliminary report was adopted by North York Community Council on November 23, 2021 authorizing staff to conduct a community consultation meeting with an expanded notification boundary. The decision of North York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY28.12>

SITE AND SURROUNDING AREA

Site Description and Dimensions: The site is located on the north side of Avondale Avenue and the south side of Glendora Avenue, east of Bales Avenue. The irregularly shaped site is approximately 0.79 hectares (1.96 acres) in size, with frontages along Avondale Avenue to the south, Glendora Avenue to the north, and Bales Avenue to the west.

Existing Uses on Site: The site is currently occupied by 17 detached dwellings containing 15 rental dwelling units according to the housing issues report submitted as part of the initial August 3, 2021 application.

Surrounding uses include:

North of Glendora Boulevard are three-storey townhouses and a 22-storey condominium;

East of the site are detached houses fronting onto Avondale Avenue and Glendora Avenue;

South of Avondale Avenue are three-storey townhouses; and

West of the property along Avondale Avenue are detached houses and an 11-storey condominium. To the west of Bales Avenue are detached houses.

Refer to Attachment 1 for the Location Map.

THE APPLICATION

Description

Height: three tall buildings of 42-storeys (128.85 metres), 37-storeys (114.10 metres) and 26-storeys (81.05 metres) connected by a four-storey base building.

Density (Floor Space Index): 10.36 times the area of the lot.

Unit count: 1,137 dwelling units (713 one-bedroom units (62.7%), 310 two-bedroom units (27.3%) and 114 three-bedroom units (10.0%)).

Parking: the development would include two levels of underground parking with a total of 546 vehicular parking spaces (490 resident and 56 visitor) and 857 bicycle parking spaces (777 long-term and 80 short-term).

Amenity Space: the applicant is proposing a total of 4,548 square metres of amenity space comprised of 2,274 metres of outdoor amenity space and 2,274 square metres of indoor amenity space.

Additional Information

See attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=48WAI7zVtyapRio%2FHZgFpw%3D%3D>

Reasons for Application

The Official Plan Amendment is required to amend the North York Centre Secondary Plan ("NYCSP") to permit the proposed height and density.

The amendment to the former City of North York Zoning By-law 7625 is required to permit the proposed density and height, and to provide development standards regarding gross floor area, setbacks, indoor and outdoor amenity space, parking, and other matters.

The rental housing demolition application proposes to demolish the 15 existing rental housing units on the site.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is currently being reviewed (File Number: 21 251322 NNY 18 SA). It has not been referred to the OLT.

POLICY CONSIDERATIONS

Official Plan Designation: The site designated as *Mixed Use Areas* on Land Use Map 16 of the Official Plan. The site is located within a *Centre* as identified on Map 2 of the Official Plan (See Attachment 7 to this report). The site is located within the North York Centre Secondary Plan (the "NYCSP"). The NYCSP permits residential uses to a maximum base density of 3.5 times the lot area, or a density of up to 4.66 times the lot area through the provision of density incentives in accordance with the NYCSP, and a maximum height of 65 metres. The NYCSP Density Map and Height Map can be found as Attachments 8 and 9 to this report respectively.

Zoning:

Former City of North York Zoning By-law 7625

The subject site is zoned One-Family Detached Dwelling Sixth Density Zone (R6), One-Family Detached Dwelling Sixth Density Zone Exemption 2 (R6(2)), and One-Family Detached Dwelling Seventh Density Zone (R7) under the former City of North York Zoning By-law 7625. These zones permit one-family detached dwellings and accessory buildings. Other permitted uses subject to conditions include a Club, Community Centre, Day Nursery, Park, Place of Worship, Playground, Private instruction in music; public library; school, and teaching of academic subjects. The R6(2) zone additionally permits a nursing home on 19 Bales Avenue property. Both zones permit a maximum lot coverage of 30 percent and a maximum height of 8.0 metres for a flat roof, 8.8 metres for any other roof type, and 2 storeys.

Citywide Zoning By-law 569-2013

The site is not subject to Citywide Zoning By-law 569-2013 and the application does not propose to incorporate the site into it.

Additional information: on applicable policy documents can be found in Attachment 6.

COMMUNITY CONSULTATION

A Virtual Community Consultation meeting was hosted by City Staff on January 10, 2022 to discuss the proposal. Approximately 128 people were in attendance, as well as the Ward Councillor. Following a presentation by City Staff and the Applicant the following issues were raised by the community:

- Why is the developer not building what is permitted by the NYCSP;
- Height of the proposal;
- Traffic generated as a result of the proposed development;
- Shadow impacts on the surrounding neighbours;
- Impact of the proposal on local schools;
- Insufficient provision of parkland in the surrounding area;
- What will happen to the current tenants of the rental units on the site;
- Will the project provide affordable units; and,
- The appropriateness of the proposed parking supply.

Comments were also received supporting the application in terms of providing for additional housing and addressing the housing crisis facing the City.

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Planning Act

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the *Planning Act*.

Provincial Policy Statement (2020)

Planning staff have reviewed the current proposal against the policies of the PPS, as described in the Policy Considerations attachment to this report and find the proposal is generally consistent with the PPS. A City Council decision to oppose the current proposal given the non-conformity with the Official Plan as described below is also consistent with the PPS.

A Place to Grow: Growth Plan For the Greater Golden Horseshoe (2020)

Planning staff have reviewed the current proposal against the policies of the Growth Plan, as described in the Policy Considerations attachment to this report and find the proposal generally conforms with the Growth Plan. A City Council decision to oppose the current proposal given the non-conformity to the Official Plan as described below conforms with the Growth Plan.

Land Use

The residential uses proposed at 48, 50, 56, 58 & 60 Avondale Avenue, 17 & 19 Bales Avenue & 25, 35, 37, 39, 41, 43, 45, 51, 53 & 55 Glendora Avenue align with the *Mixed Use Areas* designation of the Official Plan and the policies of the NYCSP.

Height and Density

The application, as revised, proposes towers of 42-storeys (128.85 metres), 37-storeys (114.10 metres) and 26-storeys (81.05 metres). The NYCSP permits a maximum height of 65 metres on the portion of the site where the towers are proposed, with a maximum height of 11 metres on the eastern portion of the site where a portion of the base building is located. The base building complies with the 11 metre height limit in the area it applies to. The tower floorplates meet the 750 square metre gross construction area contained within the Tall Building Guidelines. The NYCSP permits amendments to increase height where it is necessary to provide desirable flexibility in built form, would have no appreciable impact on the residential amenity of properties in stable residential areas, and meets the urban design objectives of Section 5 of the NYCSP. The applicant has not demonstrated that the requested increase in height meets the provisions of the NYCSP with respect to when increases in permitted height are appropriate.

The applicant's submitted plans are proposing a total gross floor area of 10.36 times the area of the lands. The NYCSP permits a base density of 3.5 times the area of the lands, and permits an increase of up to 33 percent in exchange for the provision of density incentives outlined in the Secondary Plan. Including incentives, the NYCSP would permit a maximum density of 4.66 times the area of the lands. To date, there have been no discussions with the applicant regarding the provision of incentives in accordance with the NYCSP. The application as currently submitted does not however provide incentives which comply with the plan or which would be acceptable to staff.

Built Form

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, the NYCSP and the applicable Urban Design Guidelines including the Tall Buildings Guidelines.

Height and Transition

Elements of the proposal are too tall and do not achieve the policies of the Official Plan, the policies of the NYCSP, or the intent of Tall Buildings Guidelines.

Massing

The proposed building massing, including setbacks and stepbacks, are not acceptable and does not achieve the policies of the Official Plan, the policies of the NYCSP or the intent of the Tall Buildings Guidelines.

The proposed front yard and side yard setbacks and stepbacks of the proposed buildings on Avondale Avenue, Glendora Ave and Bales Ave are not acceptable. In addition, they do not provide appropriate separation distances to the adjacent properties.

Sun/Shadow

The Official Plan requires that development in *Mixed Use Areas* locate and mass new buildings to frame the street edge with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces. The Official Plan also states that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties.

The applicant has provided a shadow study illustrating the shadow impacts during the fall and spring equinoxes and the summer solstice. The shadow study identifies significant shadow impacts on Glendora Ave. Revisions to the building massing will reduce the shadow impacts on the streets.

Wind

The applicant has also submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers dated July 23, 2021 in support of the application. The study finds that

the wind conditions at grade on and around the proposed development are generally acceptable, being suitable for sitting in the public realm in the summer and amenity spaces in all seasons. As such, in the event that the application is approved in principle, the City will request that the OLT withhold its final order until such time as the City advises that a wind tunnel study has been submitted and any building envelope changes to address the findings are made to the satisfaction of the to the satisfaction of the Chief Planner and Executive Director, City Planning.

Rental Housing

The initial submission made August 3, 2021 included the demolition of 16 detached dwellings, containing 15 rental dwelling units. According the submitted Housing Issues report all 15 rental dwelling units had high-end rents. The revised application, submitted January 6, 2022 added an additional property to the subject site. The revised application did not include property or tenure details about the additional property.

Official Plan policies require the replacement of existing rental housing units, unless all of the units have rents considered to be 'high-end' (greater than 1.5 times average market rents). Tenant relocation and assistance is also to be provided to impacted tenants.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the above rental housing matters having been secured through one or more agreements with the City and registered on title to the land in a manner satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning.

Unit Mix

The Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design [guidelines](#) provide guidance on the proportion and size of larger units in new multi-unit residential developments.

Staff have reviewed the applicant's proposal and note that the provision of 310 (27.3%) net new two-bedroom units and 114 (10.0%) net new three bedroom units generally support the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plans' growth management and housing policies. The provision of these unit mixes within new development accommodates a broad range of households, including families with children.

The applicant should provide additional information on the proposed unit mix, unit sizes, and unit layouts, including a table outlining unit sizes and size ranges by bedroom type, to evaluate the application in the context of the Growing Up Guidelines.

Transportation

Road Widening

A 5.2m widening is required along the Avondale Avenue frontage of the subject property. Widenings are not required along Bales Avenue or Glendora Avenue. The application needs to be amended to provide this.

Traffic Impact,

In support of the application a Transportation Impact Study prepared by LEA Consulting dated July 2021, and an updated report dated December 17, 2021 have been submitted. The consultant notes in the initial study that the proposal will be built in two phases within a time horizon of ten years and estimates that at full build-out the site will generate approximately 135 and 157 two-way trips during the AM and PM peak hours. The updated report did not provide any different construction phasing or timeline. The consultant concludes that the proposed development will have minimal impact on the surrounding road network. Despite this conclusion, staff have determined that revisions are required to the in order to address the following issues:

- Revised selection and assessment of horizon years to reflect the proposed development phasing;
- Update background traffic volumes to capture all active applications in surrounding area;
- Provide additional justification for reductions in trip generation for transit availability and active transportation;
- Revise the Traffic Assessment Summary Tables in the study must to provide data related to available storage length and/or intersection link distance; and
- Appropriate mitigating measures must be assessed and provided for any movements that are projected to operate with lengthy delays, poor levels-of-service, or queues that extend beyond adjacent intersections/available storage areas as a result of the addition of site traffic to the road network.

Driveway Access and Site Circulation

The application as originally submitted proposed access to the site by one entrance driveway from Bales Avenue for Building A, which will function with inbound and outbound movements. Access to Buildings B and C will be provided by one entrance driveway from Glendora Avenue which will function with inbound and outbound movements. The revised proposal proposes to utilize the same access locations, but with a continuous driveway connecting them which allows inbound and outbound movements at both locations. The transportation consultant provided AutoTURN vehicle swept drawings for garbage truck, MSU and passenger-car vehicles at the ground level confirming that the inbound and outbound maneuvers are operationally acceptable.

Parking

The drawings indicate a total of 546 vehicle parking spaces proposed (490 resident and 56 visitor spaces).

In order to justify the proposed parking rate deficiency, the Applicant's transportation consultant provided information regarding approved residential rates for the six proxy sites. Based on the average of the proxy site surveys, the transportation consultant

recommends a blended resident parking rate of 0.48 spaces/unit for residents and a visitor rate of 0.1 spaces/unit. However, the Transportation Impact Study does not include the unit mix for all sites being considered, nor does it provide information regarding the number of vacant units during the parking demand utilization studies. As a result, staff cannot determine if the proxy sites represent an appropriate comparison. The Transportation Impact Study must be revised to provide the above noted details.

Streetscape

In accordance with the Public Realm and Built Form policies of the Official Plan, appropriate building setbacks from Glendora Ave and Bales Ave should be provided to be in keeping with the context, allow for soft landscaping for tree plantings and preserve existing mature trees along the streets.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the Site. Engineering and Construction Services have not accepted the findings of these reports, and requires that the applicant submits reports which accurately determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. Should it be determined that there is not sufficient capacity, this will be a matter addressed as part of the OLT process and if determined appropriate, the applicants would be required to enter into an appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure required to support the development if it is approved.

As such, in the event that the application is approved in principle, the City will request that the OLT withholds its final order until such time as the City advises that the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment has been received.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the Applicant is required to satisfy the parkland dedication requirement through an on-site parkland dedication. The residential component of this proposal is subject to a cap of 10% parkland dedication. In total, the parkland dedication requirement is 708 square metres. Currently the applicant is not proposing an on-site parkland dedication.

The park location and configuration are to be determined based on future discussions between the applicant and the Parks Development Section, and shall comply with Policy 3.2.3.8 of the Toronto Official Plan. A minimum setback of 5 metres will be required between the edge of the park and any adjacent building face.

Tree Preservation

An Arborist Report and Tree Inventory and Preservation Plan were submitted by the Applicant. Urban Forestry has reviewed the Arborist Report and Tree Preservation Removal Plan and requested revisions and additional information as outlined in the Memorandum from Urban Forestry dated September 28, 2021. Urban Forestry, Tree Protection & Plan Review requires an updated arborist report which clearly identifies which trees are to be injured and removed with appropriate rationale. Additionally, the plans show the removal of a number of trees which do not appear to be in conflict with the proposed building, further clarification is needed. Urban Forestry requires revised materials to be provided before the proposed tree removals can be properly assessed.

Toronto Green Standard

The Applicant is required to meet Tier 1 of the TGS that is in effect at the time of site plan application and to provide enhanced bird friendly window treatments. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. TGS measures such as Bicycle Parking will be secured in the Zoning By-law should the application be approved. Other TGS performance measures for the will be further secured through the future site plan approval process.

Toronto District School Board

The Toronto District School Board ("TDSB") has determined that there is sufficient capacity at the local elementary school to accommodate students anticipated from this development. The TDSB has determined that there is insufficient capacity at the local secondary school to accommodate students anticipated from this development. The local secondary school is Earl Haig Secondary School.

This application is located in a community experiencing significant residential intensification and population growth that is presenting accommodation challenges at local schools. Toronto Lands Corporation and TDSB staff will continue to monitor residential development in this community to understand the cumulative impact on local schools and to determine where prospective students will attend school.

Should the application be approved by the OLT in some form, the status of local school accommodation should be communicated to new and existing residents to inform them that students from new development will not displace existing students at local schools.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act.

The provision of Density Incentives in accordance with the NYCSP were not discussed in the absence of an agreement on the proposal's density and height. Should this proposal be approved in some form by the OLT, the applicant should be required to

provide a Section 37 Contribution in accordance with the *Planning Act* requirements in force at the time of approval.

Further Issues

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputations made by members of the public to North York Community Council. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result City Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the NYCSP, as well as applicable City guidelines intended to implement Official Plan policies. As currently proposed, the application does not conform to the Official Plan, the NYCSP, or the Tall Building Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 3: 3D Model of Proposal in Context Looking Northwest

Attachment 4: 3D Model of Proposal in Context Looking Northeast

Attachment 5: Site Plan

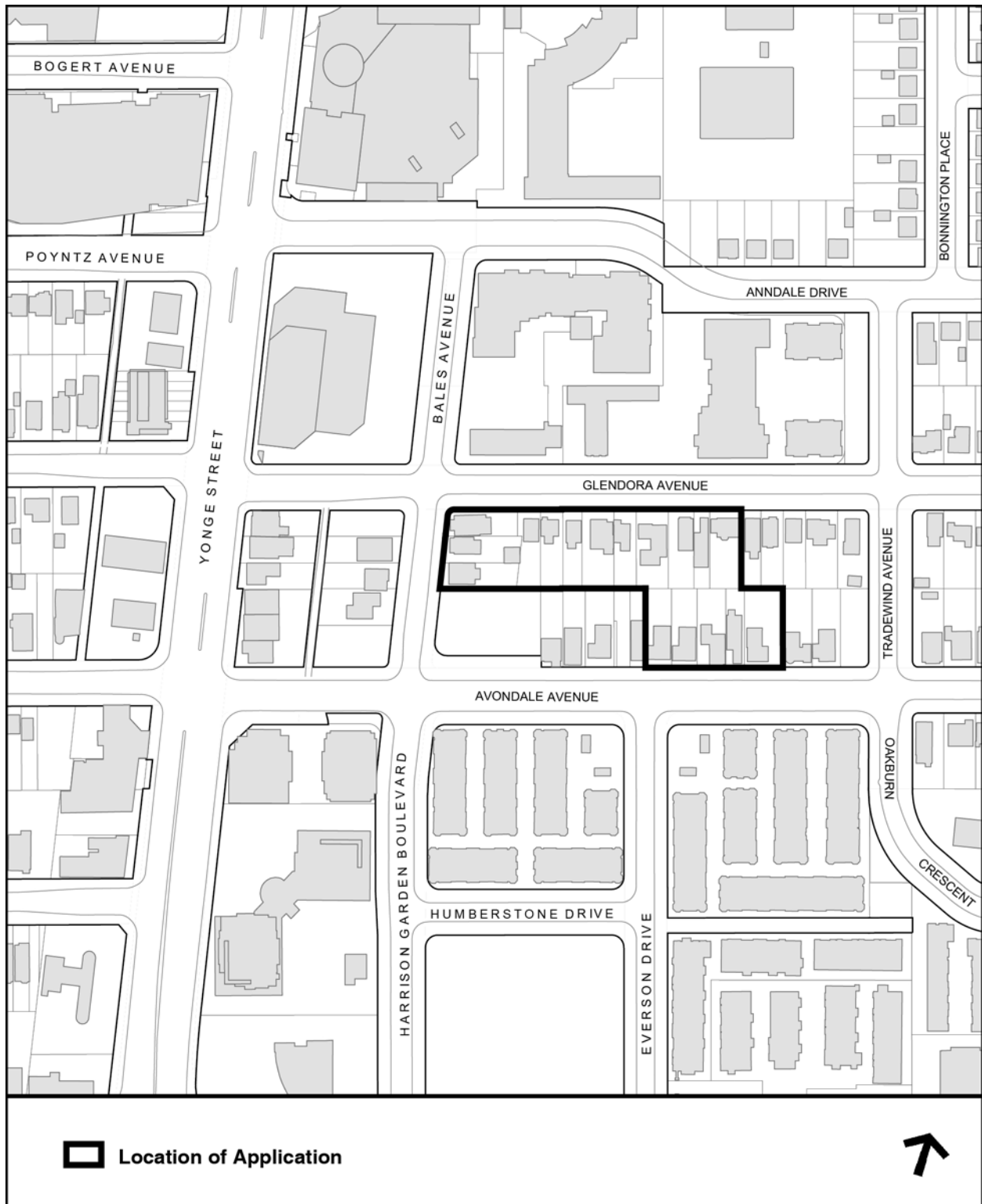
Attachment 6: Policy Considerations

Attachment 7: Official Plan Land Use Map

Attachment 8: North York Centre Secondary Plan Density Map

Attachment 9: North York Centre Secondary Plan Height Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 48, 50, 56, 58 & 60 AVONDALE AVE, 17 & 19 BALES AVE & 25, 35, 37, 39, 41, 43, 45, 51, 53 & 55 GLENDORA AVE
Date Received: August 3, 2021
Application Number: 21 193212 NNY 18 OZ
Application Type: OPA & Rezoning
Project Description: Zoning By Law Amendment and Official Plan Amendment application for to permit development of three residential towers.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP	GOLDBERG GROUP	TURNER FLEISCHER ARCHITECTS INC.	SARAH MELADY OULAHEN TURNER

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R6, R6(2), R7	Heritage Designation:	N
Height Limit (m):	8.8	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	7,467	Frontage (m):	138	Depth (m):	72
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			5,031	5,031
Residential GFA (sq m):	1,913		77,366	77,366
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,913		77,366	77,366
Height - Storeys:	2		42/37/26	42/37/26
Height - Metres:			129/114/81	129/114/81
Lot Coverage Ratio (%):	67.37	Floor Space Index:	10.36	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	77,114	252
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15	0	0	0
Freehold:	2	0	0	0
Condominium:	0	0	1,137	1,137
Other:	0	0	0	0
Total Units:	17	0	1,137	1,137

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			713	310	114
Total Units:			713 (63%)	310 (27%)	114 (10%)

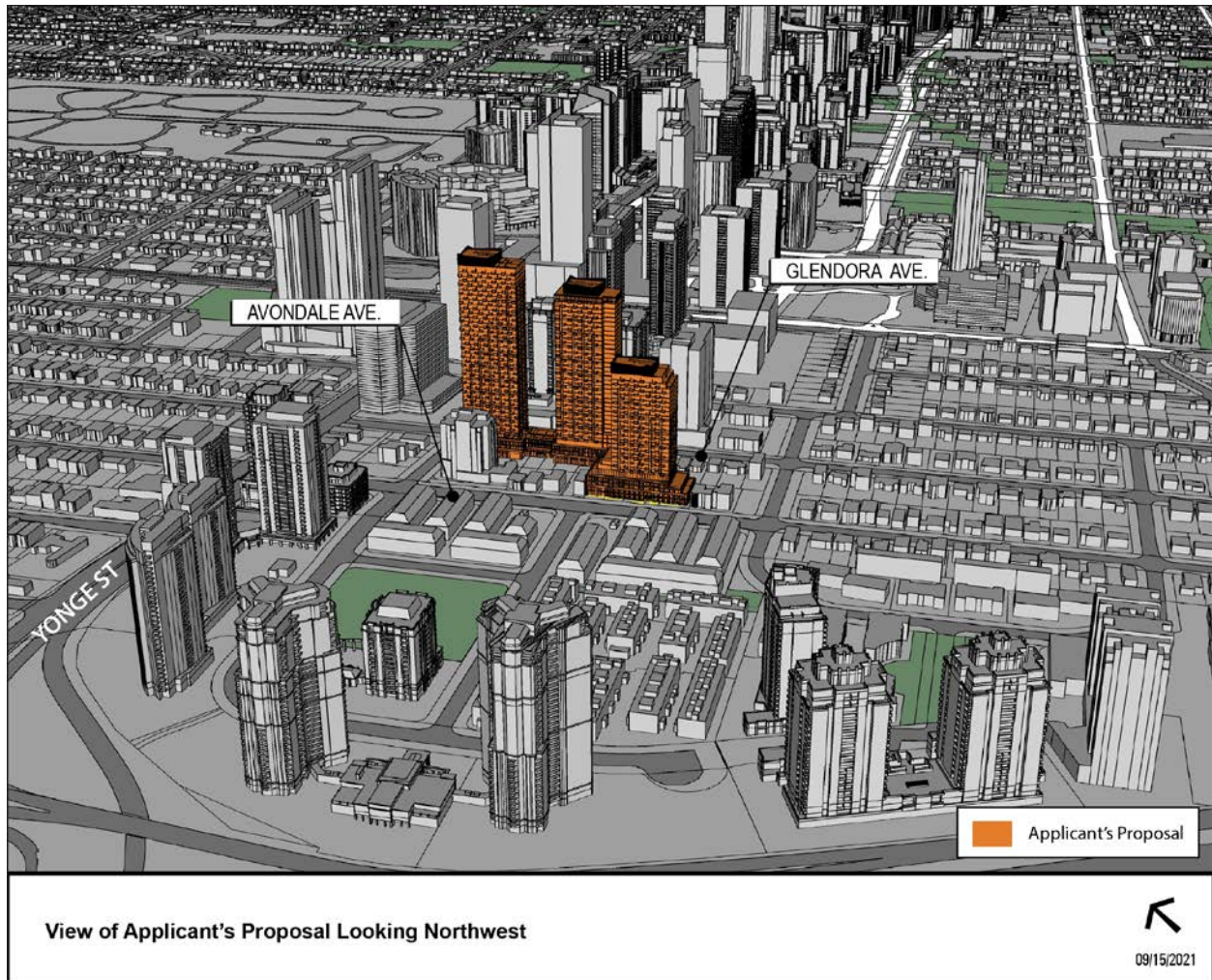
Parking and Loading

Parking Spaces:	546	Bicycle Parking Spaces:	857	Loading Docks:	3
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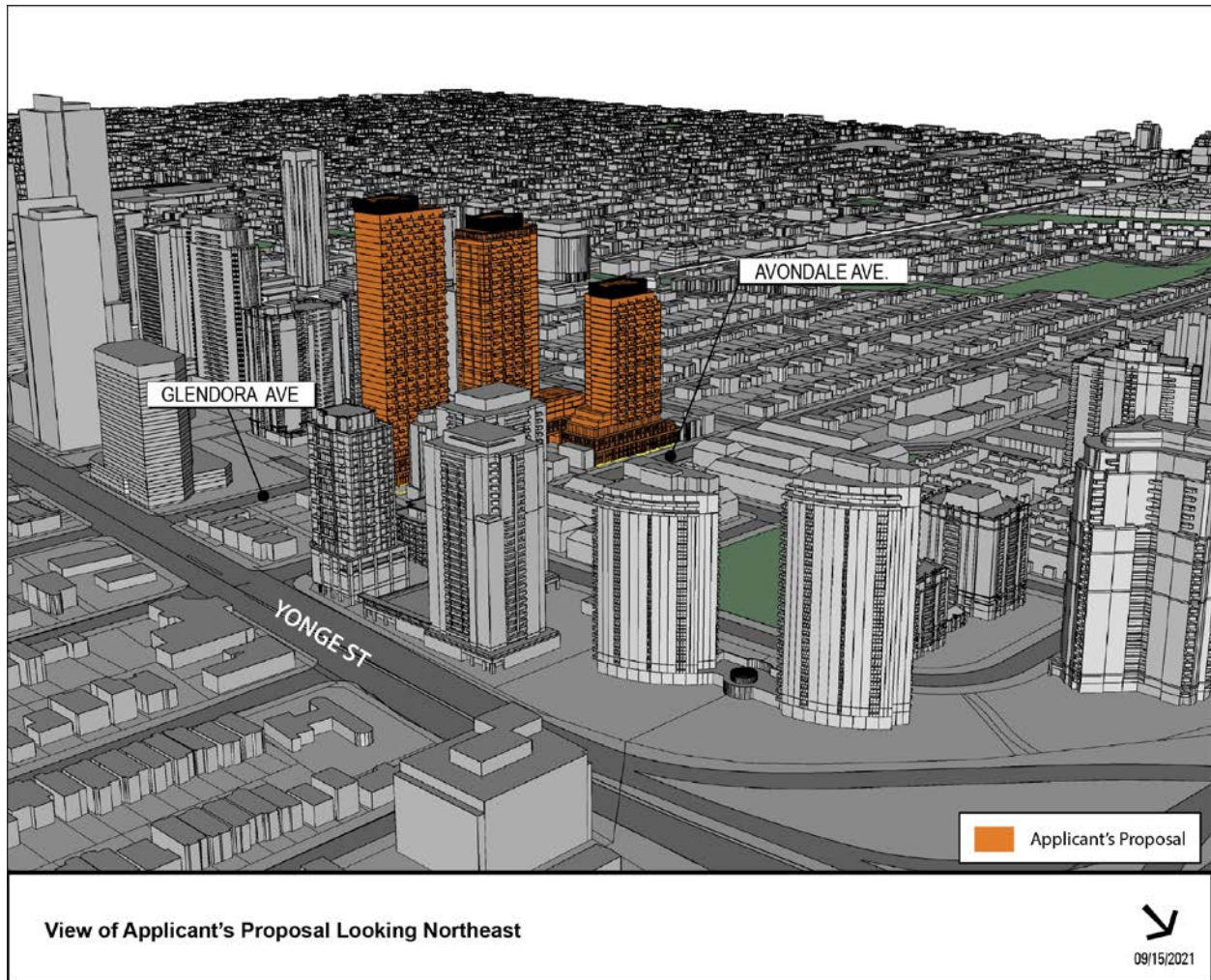
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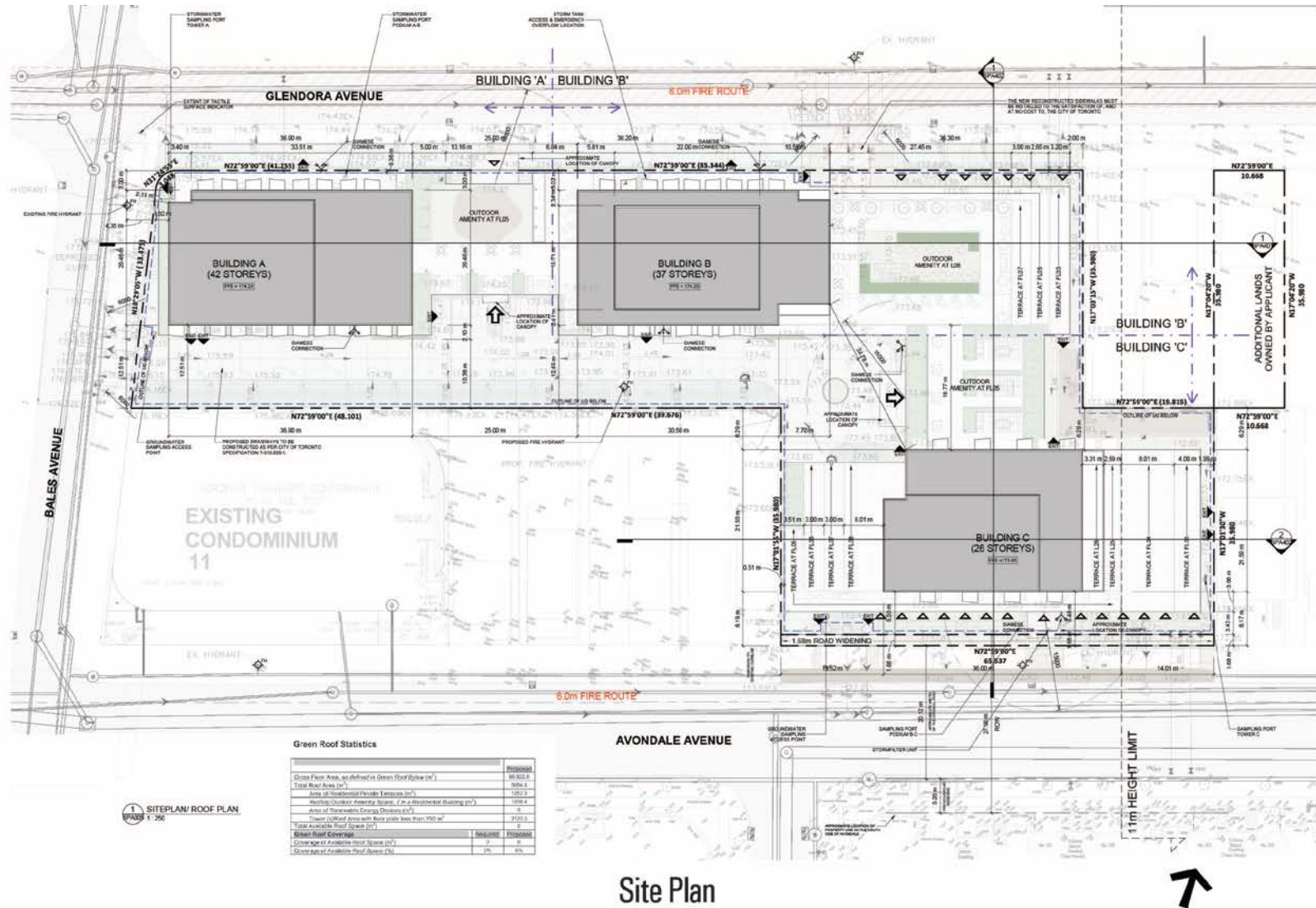
Attachment 3: 3D Model of Proposal in Context Looking Northwest



Attachment 4: 3D Model of Proposal in Context Looking Northeast



Attachment 5: Site Plan



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

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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:

- encouraging a sense of place, by promoting well-designed built form;
- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;
- protecting people, property and community resources by directing development away from natural or human-made hazards; and
- conserving significant built heritage resources and significant 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 recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards.

Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020), establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Planning Act.

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, and better connected 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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserving Cultural Heritage Resources in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The Growth Plan (2020), 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 (2020), 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) 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 (2020) 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 plan for the prescribed densities.

Official Plan

The City of Toronto Official Plan (the "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.

The Official Plan contains policies related to building complete communities, built form, public realm, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also 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 of community benefits in the form of capital facilities.

The site is designated *Mixed Use Areas* as shown on Land Use Map 16. See Attachment 7 of this report for the Official Land Use Map.

North York Centre Secondary Plan

The subject site is also located within the North York Centre Secondary Plan ("NYCSP") and is designated *Mixed Use Area D* which permits institutional uses that are not predominantly offices, residential, public parks and recreational uses. The NYCSP permits a floor space index of 3.5 times the lot area, however, density incentives of no more than 33 percent of the base density may be permitted subject to the provision of specific uses and facilities in accordance with the Plan. For the subject site, a maximum floor space index of 4.66 (which includes the 33 percent increase for the provision of incentives), is permitted. The NYCSP permits a maximum height of 65 metres above grade for the majority of the site, and 11 metres above grade for the eastern portion of the site.

See Attachment 8 of this report for the NYCSP density map. The NYCSP permits a maximum height of 65 metres above grade for the site. See Attachment 9 of this report for the NYCSP height map.

Zoning By-laws

Former City of North York Zoning By-law 7625

The subject site is zoned One-Family Detached Dwelling Sixth Density Zone (R6), One-Family Detached Dwelling Sixth Density Exemption 2 Zone (R6(2)), and One-Family Detached Dwelling Seventh Density Zone (R7) under the former City of North York Zoning By-law 7625. These zones permit one-family detached dwellings and accessory buildings. Other permitted uses subject to conditions include a Club, Community Centre, Day Nursery, Park, Place of Worship, Playground, Private instruction in music; public library; school, and teaching of academic subjects. The R6(2) zone additionally permits a nursing home on 19 Bales Avenue property. Both zones permit a maximum lot coverage of 30 percent and a maximum height of 8.0 metres for a flat roof, 8.8 metres for any other roof type, and 2 storeys.

Citywide Zoning By-law 569-2013

The site is not subject to Citywide Zoning By-law 569-2013. The site is not proposed to be incorporated into the By-law through this application.

Urban Forestry/Environment

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).

Design Guidelines

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

- Tall Building Design Guidelines;
- Streetscape Manual;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and,
- Bird-Friendly Guidelines.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development Applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines may be found here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Streetscape Manual

City Council has adopted Streetscape Manual and directed Planning staff to use these Guidelines as the standard in the design and reconstruction of City Streets. The Manual is a reference tool developed to guide the design, construction and maintenance of sidewalk and boulevard improvements on Toronto's arterial road network and emphasizes design quality and amenity in the pedestrian realm and provides specifications for paving, trees, medians, lighting and street furniture. The link to the manual may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/streetscape-manual/>

Growing Up Guidelines: Planning for Children in New Vertical Communities

In July 2020, City Council adopted updated Growing Up 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 greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up 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 link to the Growing Up Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studiesinitiatives/growing-up-planning-forchildren-in-new-vertical-communities/>

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities.

The link to the guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studies-initiatives/pet-friendly-designguidelines-for-high-density-communities/>

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application.

TGS Version 3.0: new applications submitted on or after May 1, 2018. Visit <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>

To support the application of the TGS standards related to Bird Collision Deterrence and Light Pollution, the City also relies on the Bird-Friendly Guidelines, through the Bird-Friendly Glass and Best Practices for Effective Lighting documents. The link to these documents may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/>

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on August 3, 2021 for a Section 111 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. 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.

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. 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 Ontario Land Tribunal.

Attachment 7: Official Plan Land Use Map



Official Plan Land Use Map #16

48,50,56,58 & 60 Avondale Avenue, 17 & 19 Bales Avenue
and 25,35, 37, 39,41,43,45,51 & 55 Glendora Avenue

File # 21 193212 NNY 18 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

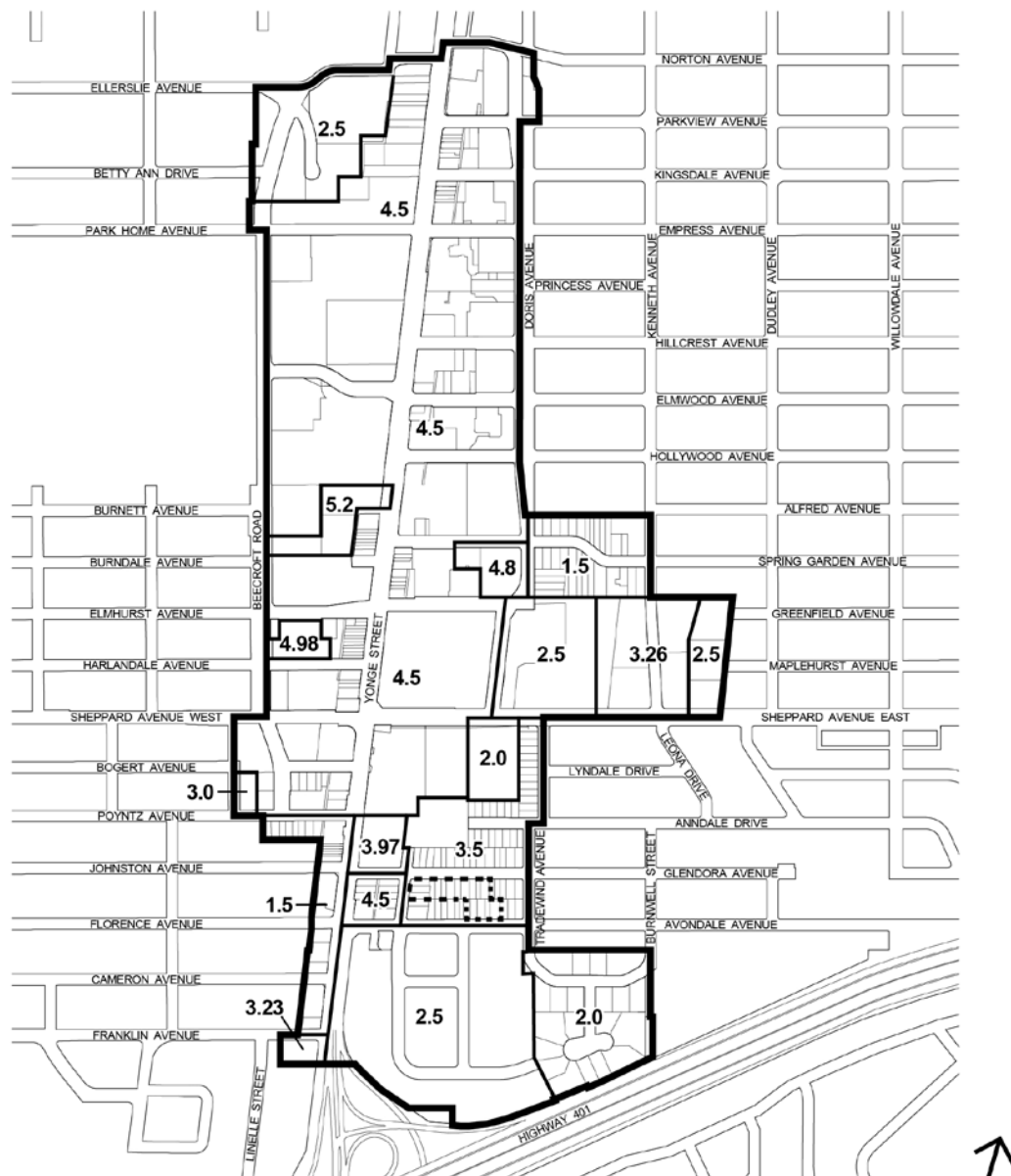


Parks



Not to Scale
Extracted: 08/09/2021

Attachment 8: North York Centre Secondary Plan Density Map



North York Centre Secondary Plan

MAP 8-6 North York Centre South Density Limits

— Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers

- - - Location of Application



December 2010

[illegible]