

10-18 Abitibi Avenue – Official Plan Amendment and Zoning By-law Amendment – Decision Report – Refusal

Date: October 27, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 18 - Willowdale

Planning Application Number: 23 171311 NNY 18 OZ

Related Rental Housing Demolition Application Number: 23 171326 NNY 18 RH

SUMMARY

The application proposes to amend the Official Plan and Zoning By-law to permit a 50-storey (169.4 metres) mixed use building at 10-18 Abitibi Avenue. The building would contain 534 residential units and a residential gross floor area of 35,677.4 square metres, as well as 186.2 square metres of non-residential gross floor area, for a Floor Space Index (“FSI”) of 16.2 times the lot area.

The proposed development has been determined to be not consistent with the Provincial Policy Statement (2020) and does not conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development does not conform to the Official Plan, including the Council-adopted Yonge Street North Secondary Plan (OPA 615), which represents Council’s vision for the area.

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-laws, particularly as it relates to the intensity of the proposed development, the proposed building massing and the impact of the proposed development on adjacent properties in the existing and planned context which may prevent an orderly development of the block. The recommendation for refusal is also based on inadequate soil volumes, unconfirmed servicing capacity, failure to provide adequate pedestrian connections to support active transportation and failure to provide an adequate tenant assistance and relocation plan. Overall, the proposed development fails to implement the vision of OPA 615.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council refuse the application for an Official Plan Amendment and Zoning By-law Amendment in its current form, for the lands municipally known as 10-18 Abitibi Avenue.
2. In the event the applications are appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act*, use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.
3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act* and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the *Planning Act*.
4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the *Planning Act*, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.
5. Should the Official Plan Amendment and Zoning By-law Amendment applications be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, North York District, Community Planning to bring forward an Approval Report to North York Community Council for a statutory public meeting as required under the *Planning Act*.
6. City Council authorize the City Solicitor and other appropriate 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

The application for the properties at 10-18 Abitibi Avenue was submitted on July 7, 2023 and deemed complete on September 7, 2023. A community consultation meeting was conducted on October 23, 2023.

The Yonge Street North Secondary Plan ("YSNSP") was adopted at the City Council meeting on July 19, 2022, through By-law 1016-2022 (OPA 615). In its decision, City Council directed City staff to use the Yonge Street North Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries. City Council's decision and a copy of the report can be found at the following link: [Yonge Street North Planning Study - City-Initiated Official Plan Amendment - Final Report](#)

The YSNP was subsequently appealed to the Ontario Land Tribunal ("OLT") by a number of landowners. The status of the appeal may be found at the following link: [OPA 615 - Yonge Street North Secondary Plan](#)

On July 19-22, 2022, City Council adopted four Official Plan Amendments, Official Plan Amendments 540, 544, 570 and 575, that include a total of 115 Major Transit Station Areas (MTSAs)/Protected Major Transit Station Areas (PMTSAs). The subject site is located within the Yonge-Steeles PMTSA (SASP 760) as identified within OPA 570. The Official Plan Amendments were forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister has not yet made a decision. A copy of the report and decision can be found at the following link: [PH35.16 - Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report](#)

THE SITE

Description: The site is rectangular in shape and is located on the north side of Abitibi Avenue to the east of Yonge Street. The site is approximately 2,219 square metres in area and has approximately 59 metres of frontage on Abitibi Avenue.

Existing Use: The site is currently occupied by five detached dwellings containing eight units, including five rental units. Of the five rental housing units, three are currently occupied and two are vacant.

Surrounding Land Uses:

North: Detached dwellings are located to the north of the site.

South: Detached dwellings are located to the south of the site.

East: Detached dwellings are located to the east of the site.

West: To the west of the site is a single parcel (8 Abitibi Avenue) which is isolated between the site and a City-owned laneway. The parcel is currently occupied by a dentist office. Further to the west fronting Yonge Street is a commercial site, which is currently the subject of a high-rise mixed use development application (File No. 23 171311 NNY 18 OZ).

PROPOSAL

Description: The application proposes to amend the Official Plan and Zoning By-laws to permit a 50-storey residential building with retail uses at-grade.

Height: The proposed building is 50 storeys, or 169.4 metres including the mechanical penthouse. It includes a 45-storey tower element and a five-storey podium.

Density: The proposal has a density of 16.2 FSI.

Dwelling Units: The proposed building includes 534 residential units, comprised of 50 (9 percent) studio units, 288 (54 percent) 1-bedroom units, 142 (27 percent) 2-bedroom units and 54 (10 percent) 3-bedroom units.

Access, Parking, and Loading: The proposed access to the site is from Abitibi Avenue. A 6.0 metre driveway is located on the west side of the proposed building enclosed within a one-storey structure. One Type 'C' loading space and one Type 'G' loading space are provided on site. The proposal includes three levels of underground parking with a total of 97 vehicle parking spaces, including 28 visitor parking spaces. An additional two parking spaces are provided at-grade for pick-up and drop-off.

Additional Information: See Attachments 1, 2, 3, 4 and 5 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law maps, respectively.

Reasons for Application: An Official Plan Amendment application is required to re-designate the site from *Neighbourhoods* to *Mixed Use Areas*. The site is designated *Mixed Use Areas* in the Council-adopted Yonge Street North Secondary Plan (OPA 615), which is currently under appeal. Amendments to the City-wide Zoning By-law 569-2013 and to former City of North York By-law 7625 are also required to permit the proposed building form, height, density, and other performance standards.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report
- Block Context Analysis
- Community Services and Facilities Study
- Energy Strategy Report
- Environmental Site Assessment – Phase 1 & 2
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Hydrogeological Report

- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Sun/Shadow Study
- Transportation Impact Study

The submitted materials, including the reports listed above are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5298194&pid=418668>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on October 23, 2023, which approximately 23 people attended including the local ward councillor. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented the development proposal. Comments and questions raised at the meeting included:

- Concern about the potential for other properties on the block to be left orphaned as a result of the proposed development and future mid-block connection;
- Question about where the mid-block connection for the block will be located and how the City will ensure it is secured;
- Concern about whether the proposed number of parking spaces is sufficient.
- Concern about traffic issues that may be caused by all of the new development occurring in the area.
- Question about the timing of construction; and
- Question about the timing for resolving appeals to the Yonge Street North Secondary Plan.

The issues raised through community consultation have been considered through the review of the application.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement ("PPS"), and shall conform to provincial plans, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the "Growth Plan").

Toronto Official Plan

The site is currently designated *Neighbourhoods* in the City of Toronto Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan directs that *Neighbourhoods* are physically stable areas made up of low-rise residential uses. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Yonge Street North Secondary Plan (OPA 615)

The Yonge Street North Secondary Plan (YSNSP) establishes a new planning framework for the area generally bounded by Steeles Avenue to the north, Cummer and Drewry Avenues to the south, Willowdale Avenue to the east, and Lariviere Road to the west. The Secondary Plan includes policies to guide growth and develop a complete community, including but not limited to, policies related to the area structure, public realm, parks and open spaces, transportation and mobility, housing, community services and facilities, built form, and implementation.

The site is located within the Steeles Transit Station Area character area and is designated *Mixed Use Areas* in the Yonge Street North Secondary Plan. The Steeles Transit Station Area character area is the primary area for intensification and will have the greatest heights and most intense built form within the Secondary Plan area in order to support the higher order transit station and create an urban node.

The Secondary Plan was adopted by City Council at its meeting on July 19, 2022, as Official Plan Amendment 615 ([By-law 1016-2022](#)). The Secondary Plan was appealed by numerous landowners.

Although the YSNSP is currently under appeal, the plan represents City Council's vision for the Yonge Street North area and in its decision to adopt OPA 615, City Council directed City staff to use the plan in the evaluation of all development proposals in the YSNSP area. The Comments section of this report below evaluates the proposal in the context of the YSNSP.

Zoning

The site is currently zoned RD (f12.0; a370) under Zoning By-law 569-2013. The site is also currently zoned R6 by former City of North York By-law 7625. The current zoning permits residential uses in the form of detached dwellings.

Design Guidelines

The following Design Guidelines have been 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 for High Density Communities.

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

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

Rental Housing Demolition and Conversion By-law

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

The applicant has filed an application to demolish the rental units (File No. 23 171326 NNY 18 RH), but City Council has not yet made a decision on the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

City staff's review of this application has had regard for the relevant matters of provincial interest as set out in the *Planning Act*. The current proposal was reviewed for consistency with the PPS and conformity with the Growth Plan.

The site is located within the Yonge-Steeles PMTSA and is proposed to be redeveloped in a transit-supportive manner that maximizes the number of potential transit users and increases housing options as required by the Growth Plan. However, the proposed development is not consistent with certain policies of the PPS and does not conform to certain policies of the Growth Plan.

Policy 1.6.6.1 of the PPS directs that growth should be accommodated in a manner that promotes the efficient use and optimization of existing municipal sewage services and that servicing and land use considerations are integrated throughout all stages of the planning process. It has not yet been demonstrated that the proposed development can be accommodated by existing municipal services. Further information is required to be submitted to the City for review to determine if there is capacity to support the proposed development.

Policy 2.2.1.4d) of the Growth Plan directs that complete communities should expand convenient access to safe, comfortable, and convenient use of active transportation. The policy also directs that complete communities should provide a supply of safe, publicly accessible open spaces, parks, trails, and other recreational facilities, and provide a vibrant public realm with public open spaces. The location of the site provides an opportunity to meet the above-noted policies by incorporating publicly accessible open space in the form of a mid-block connection including a multi-use trail, which is not currently contemplated by the application.

Policy 2.2.1.4c) of the Growth Plan directs that a diverse range and mix of housing options, including residential units and affordable housing, should be provided to support the achievement of complete communities. The proposed development should accommodate a more diverse range of unit types and sizes as further described below and incorporating affordable housing should be further explored.

As directed by Policy 2.2.2.3b) of the Growth Plan, the Yonge Street North Secondary Plan was developed to provide a strategy for growth and identifies the appropriate type and scale of development including requirements to ensure appropriate transition of built form to adjacent areas. The Secondary Plan directs that the greatest heights, to a maximum of 50 storeys, will be located at the Yonge Street and Steeles Avenue intersection, with the built form stepping down to provide a visible transition in height moving away from the intersection. The proposed 50-storey building does not represent an appropriate scale of development and does not provide a transition in height as directed by the Secondary Plan, as further described below.

Land Use

The application proposes to redesignate the site from *Neighbourhoods* to *Mixed Use Areas* in order to permit the proposed mixed-use development, which reflects the site's *Mixed Use Areas* land use designation in the YSNSP, as shown on Schedule 1 to OPA 615. The redesignation by OPA 615 was part of a set of policies to guide how growth should occur and how the redesignation should be implemented. The proposed mixed-use development comprising residential and retail uses aligns with the land use objectives outlined in the YSNSP, however, the use is not implemented in a manner that aligns with how the YSNSP directs the growth to occur as described in the comments below.

The YSNSP directs that in the Steeles Transit Station Area, development will plan for a diverse mix of uses to support existing and planned transit. The proposed mixed-use development meets the land use criteria of the Steeles Transit Station Area. While the transit-supportive mixed use is permitted in the Steeles Transit Station Area, other criteria for development in the Steeles Transit Station Area are not met by the proposed development as described in the comments below.

The proposed development does not conform with the in-force *Neighbourhoods* policies. A redesignation of the site from *Neighbourhoods* to *Mixed Use Areas* is contemplated by OPA 615 in the context of a number of other policies and development

criteria. As detailed throughout this Report, other policies of the YSNSP are not being appropriately implemented by the proposed development as required to support the proposed redesignation.

Height and Built Form

Policy 2.6 of the YSNSP directs that the greatest heights and densities will be located at the southwest corner of the Yonge Street and Steeles Avenue intersection and will generally step down as development moves away from the intersection to the south, east and west. Policy 8.17 further directs that the tallest buildings will be 50 storeys, located at the intersection, and will step down in height by an approximate five storey difference away from the intersection to provide a visible distinction in height.

The proposed development is located on the east side of Yonge Street, approximately two blocks south of Steeles Avenue. Given that the greatest heights in the Yonge North area are to be located at the southwest corner of the intersection of Yonge Street and Steeles Avenue and be a maximum of 50 storeys, the proposed 50-storey building is too tall as it does not allow for a visible transition in scale moving away from the intersection. The proposed 50-storey building is not acceptable for the site's location and does not align with the policies objectives of the YSNSP.

The proposed base building height is 20.9 metres. Policy 8.7 of the YSNSP directs that the base building heights of all tall buildings will not exceed 80 percent of the adjacent right-of-way width. Based on the right-of-way width of Abitibi Avenue, the base building height should not exceed 16 metres. The proposed base building height does not achieve a pedestrian-scale street wall condition as directed in the YSNSP.

The YSNSP and the Tall Building Design Guidelines direct that tower floor plates should be 750 square metres in area or less. The gross constructable area of the proposed tower floor plate is 769.7 square metres, which does not align with the YSNSP policy or the Tall Building Design Guidelines.

Block Context

The proposed lot consolidation does not include the property to the west at 8 Abitibi Avenue. Lot consolidation is encouraged to allow for the orderly development of the block. Further, uncomfortable wind conditions are created on 8 Abitibi Avenue by the proposed development, limiting its potential to be used as open space as proposed in the applicant's submitted Block Context Plan.

The YSNSP envisions a north-south mid-block connection extending through the blocks on the east side of Yonge Street. The mid-block connection is shown conceptually on Map 49-3 of the YSNSP, generally halfway between Yonge Street and Dumont Street. Policy 3.35 of the YSNSP directs that the mid-block connection will comprise a multi-use walkway, as well as five metres of landscape space on both sides of the walkway. The policy encourages ground floor units with direct pedestrian accesses to the mid-block connection.

In order to implement the mid-block connection proposed in the YSNSP, it is expected that applicants in the general location of the proposed mid-block connection, through development applications, will contribute land toward the mid-block connection. Generally, applications on either side of the proposed mid-block connection will provide a 7.5 metre setback to be used toward the mid-block connection, which is intended to have a total width of 15 metres comprised of a five-metre walkway with a five-metre landscape area on both sides of the walkway. The 15-metre-wide connection also represents an appropriate separation distance between base buildings of tall and mid-rise buildings.

A mid-block connection is envisioned in the YSNSP to be located near the eastern edge of the site. The proposal does not currently contemplate any contribution toward the mid-block connection. The submitted Block Context Plan shows the adjacent site to the east, 20 Abitibi Avenue, as a vacant lot, with the mid-block connection located further to the east. Should the development of the block proceed as proposed in the applicant's submitted Block Context Plan, 20 Abitibi Avenue would be left undeveloped between the mid-block connection and the proposed development at 10-18 Abitibi Avenue. To achieve an orderly, efficient development of the block as envisioned by the YSNSP, the proposed development should provide half of the mid-block connection, which may require additional lot consolidation. Active transportation connections are envisioned in the secondary plan in order to accommodate future growth and also achieve the policy outcomes of the PPS.

Site Organization

The YSNSP and Tall Building Design Guidelines specify that tall buildings should have a separation distance of 25 metres, meaning a tower should be set back 12.5 metres from the property lines to allow future tall building development on adjacent sites. The current proposed tower is set back 8.5 metres from the east property line and 10 metres from the west property line. The proposed tower setbacks are not appropriate, will not ensure appropriate separation from adjacent development and may negatively impact future development of the block.

The application proposes an enclosed parking ramp structure set back one metre from the west and north property lines. The proposed setback does not leave sufficient space for soft landscaping or plantings. The overall size of the proposed building footprint leaves limited space on site for landscape area as well as at-grade outdoor amenity space.

Sun, Shadow and Wind

The submitted shadow study identifies a significant increase in late afternoon shadowing on the neighbourhood to the northeast of the site. In accordance with the tall building-built form policies of the Official Plan, the tower portion of tall buildings should be designed to limit shadow impacts on the public realm and surrounding properties. A

reduced building height, reduced floor plate size, increased setbacks and step-backs, and/or other massing improvements may help to minimize shadow impacts.

The submitted pedestrian-level wind study identifies uncomfortable wind conditions in the proposed scenario, which includes all existing and approved context. This includes uncomfortable wind conditions for walking to the southwest corner of the site along Abitibi Avenue in the spring and winter, uncomfortable wind conditions on the northeast and southwest corner of the outdoor amenity on the sixth level of the proposed building in the spring and winter, and unsafe wind conditions on the southwest corner of that same amenity space in the spring and winter. The proposed development does not demonstrate comfortable and desirable wind conditions. Outdoor amenity spaces are to be comfortable for sitting in the spring, fall and summer months. The uncomfortable wind conditions should be addressed through built form and massing changes.

Unit Mix

In order to achieve a balanced mix of residential unit types and sizes, the YSNSP requires that a minimum of 40 percent of units will be a combination of two- and three-bedroom units, including a minimum of 15 percent as two-bedroom units, a minimum 10 percent as three-bedroom units, and an additional 15 percent of units being a combination of two- and three-bedroom units. The application proposes 26.6 percent of units as two-bedroom units and 10.1 percent of units as three-bedroom units. The proposed development should incorporate additional family-sized units in accordance with the YSNSP housing policies.

Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit, of which at least 2.0 square metres for each dwelling unit is for indoor amenity space and at least 40 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space. The application proposes amenity space which meet the minimum requirements.

Transportation and Mobility

In accordance with the policies of the Official Plan, YSNSP, Toronto Green Standard (TGS) – Version 4, and Guidelines for the Preparation of Transportation Impact Studies (2013), the applicant must identify the appropriate travel demand management (TDM) programs/measures to be implemented for the proposed development to reduce the single occupancy auto vehicle trips generated and encourage the use of active and sustainable transportation options. The applicant's TDM plan is not currently acceptable to City staff. Improvements to the proposed TDM plan are required to ensure sustainable transportation choices are more effectively supported.

The YSNSP identifies mid-block connections as a key component of the area's pedestrian and cycling network. Mid-block connections are to have a generous width to support movement by all forms of active travel, including walking and biking. As

discussed above, a mid-block connection, as shown conceptually on Map 49-3 in the YSNSP, should be accommodated within the subject block in order to ensure the planned active travel network is achieved.

Servicing

The submitted Functional Servicing Report does not adequately confirm the storm water runoff, sanitary flow and water supply demand resulting from the proposed development and does not confirm whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. Due to missing documentation and incomplete analysis provided in the applicant's submission to Engineering and Construction Services, support for the proposed development cannot be provided at this stage in accordance with Section 1.6.6 of the PPS.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The development site is currently in an area with 0 - 4 square metres of parkland per person, which is well below the City-wide average provision of 28 square metres of parkland per person (2022). Given the future expected growth both on the development site itself and surrounding sites, the existing parkland will be further stressed if no new parks are created. This anticipated parkland deficit must be addressed through the creation of new parks to serve the future population.

Should the application receive a positive decision in the future, the parkland dedication requirements will be addressed at that time. The requirements may be satisfied through an off-site dedication that would expand an existing park or create a new park. The off-site dedication is to comply with Policy 3.2.3.8 of the Toronto Official Plan. The size and location of the off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry & Recreation, with conveyance of parkland required prior to the issuance of the First above Grade Building Permit.

Tree Preservation and Soil Volumes

The proposed development does not currently meet Toronto Green Standard requirements for Tree Planting Areas and Soil Volume (EC 1.1) or for Trees Along Street Frontages (EC 1.2). Additionally, Urban Forestry staff require revised information for the soil volume plan in order to ensure conformance with specifications as detailed in the City's Development Guide and Terms of Reference. Urban Forestry does not currently support the development proposal.

Toronto Green Standard

The Toronto Green Standard (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. 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 2040 or sooner.

Rental Housing Demolition

A related Rental Housing Demolition application (23 171326 NNY 18 RH) has been submitted as this application involves the demolition of a total of eight dwelling units, five of which are rental housing units.

Policy 3.2.1.12 of the Official Plan states that new development that has the effect of removing all or part of a private building or related group of buildings and would result in the loss of one or more rental units or dwelling rooms, will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants.

Since the proposed development would require the demolition of five existing rental dwelling units, Policy 3.2.1.12 of the Official Plan applies to this proposal and the applicant is required to provide an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants. As of the date of this report, the applicant has not yet agreed to provide an appropriate tenant relocation and assistance plan.

Conclusion

The proposal has been reviewed against the policies of the PPS, the Growth Plan, the Official Plan and the Council-adopted Yonge Street North Secondary Plan. Staff are of the opinion that the proposal, in its current form, is not consistent with the PPS, does not conform to the Growth Plan, and does not conform to the Official Plan. The proposed development is not appropriate given its failure to implement the Council-adopted vision for the area, as detailed in the Yonge Street North Secondary Plan. For the reasons outlined in this report, City staff cannot support the proposal in its current form. Staff recommend that Council refuse the application. Staff also recommend Council utilize the dispute resolution mechanisms under the *Planning Act* in an attempt to resolve the issues with the application in its current form as generally outlined in this Report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law 569-2013 Map

Attachment 5: Existing Former City of North York By-law 7625 Map

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations

Attachment 8: 3D Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 10-18 ABITIBI AVE **Date Received:** July 7, 2023

Application Number: 23 171311 NNY 18 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: The application proposes a 50-storey mixed-use residential building with a 5-storey podium and 45-storey tower component with approximately 186 square metres of retail uses at-grade and approximately 35,677 square metres of residential uses. The building will also include 412 bicycle parking spaces and 97 vehicular parking spaces in a three-level underground garage.

Applicant	Agent	Architect	Owner
TRIAGE DEVELOPMENT CORP			10 ABITIBI INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f12.0; a370)	Heritage Designation:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,219 Frontage (m): 59 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,560	1,560
Residential GFA (sq m):	755	0	35,677	35,677
Non-Residential GFA (sq m):			186	186
Total GFA (sq m):	755	0	35,864	35,864
Height - Storeys:	2		50	50
Height - Metres:			160	160

Lot Coverage Ratio (%): 70.31 Floor Space Index: 16.16

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,405	273
Retail GFA:	186	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5	0		
Freehold:				
Condominium:			534	534
Other:				
Total Units:	5	0	534	534

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		50	288	142	54
Total Units:		50	288	142	54

Parking and Loading

Parking Spaces: 97 Bicycle Parking Spaces: 412 Loading Docks: 2

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 16

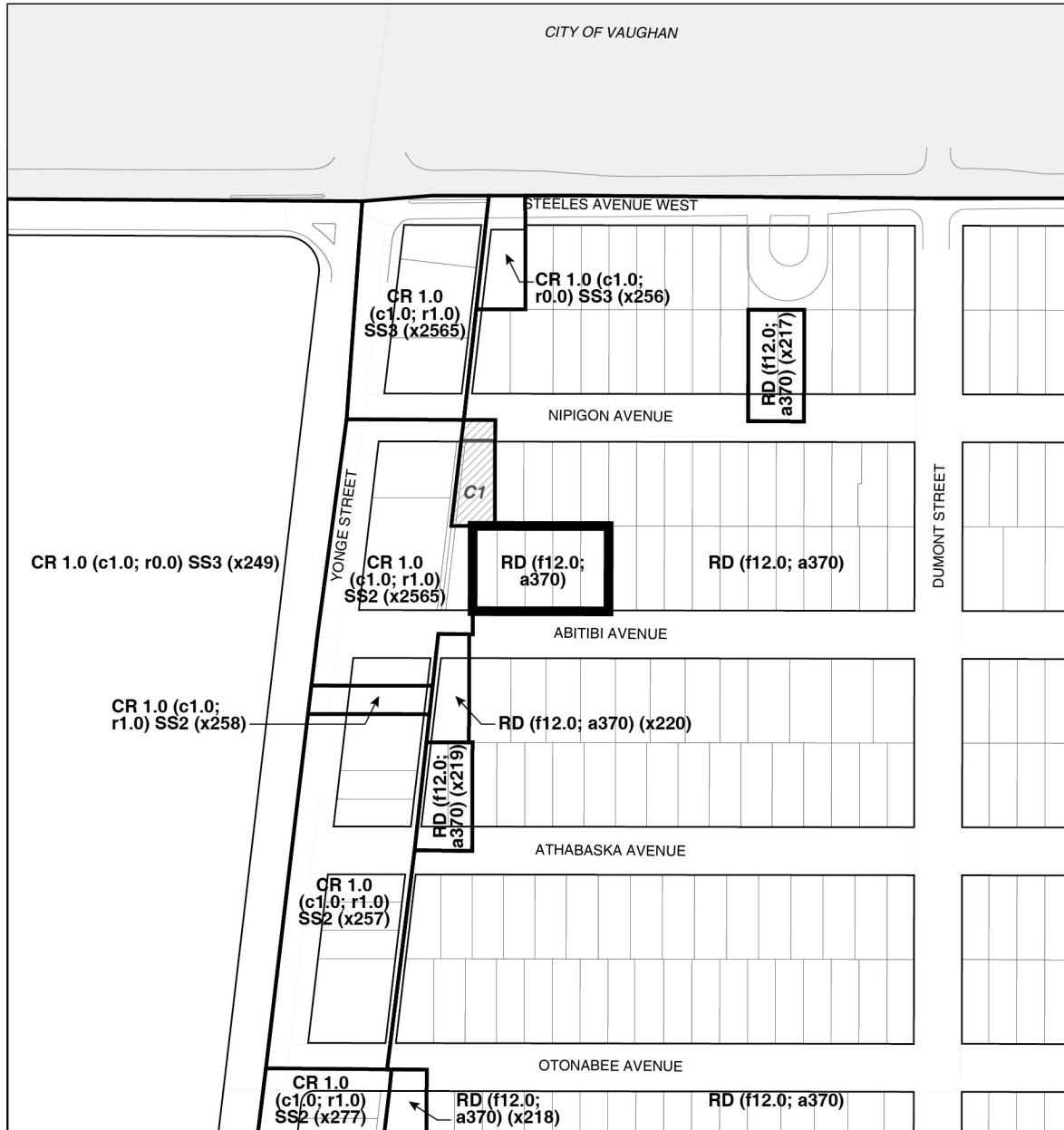
10-18 Abitibi Avenue

File # 23 171311 NNY 18 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
Extracted: 07/10/2023



Attachment 4: Existing Zoning By-law 569-2013 Map




Zoning By-law 569-2013

10-18 Abitibi Avenue

File # 23 171311 NNY 18 0Z

-  Location of Application
-  See Former City of North York By-law No. 7625
- RD** Residential Detached
- CR** Commercial Residential
- C1** General Commercial Zone


 Not to Scale
 Extracted: 07/10/2023

Attachment 5: Existing Former City of North York By-law 7625 Map



Zoning By-law 7625

10-18 Abitibi Avenue

File # 23 171311 NNY 18 02

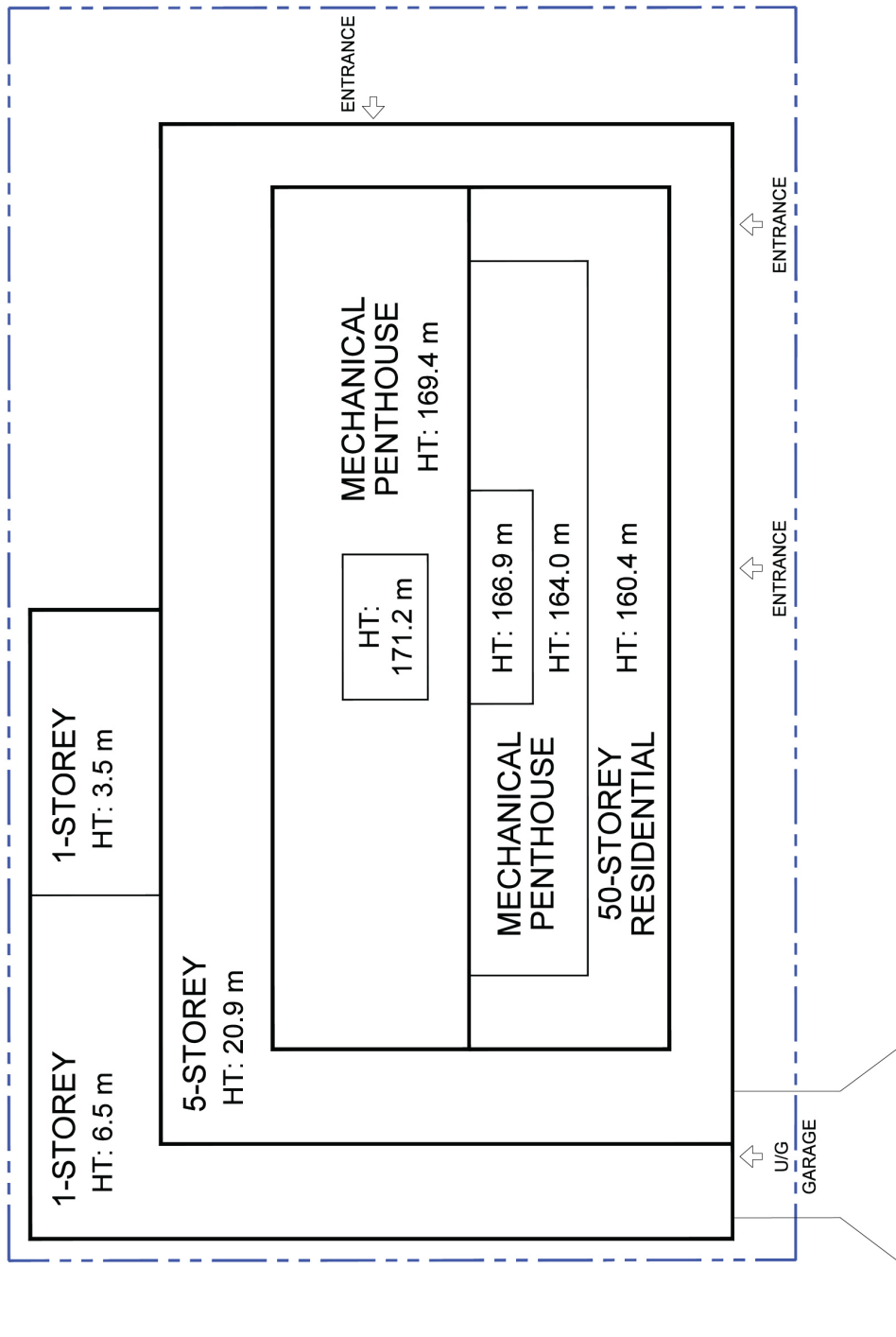


Location of Application

- R6 *One-Family Detached Dwelling Sixth Density Zone*
- C1 *General Commercial Zone*
- C3 *District Shopping Centre Zone*



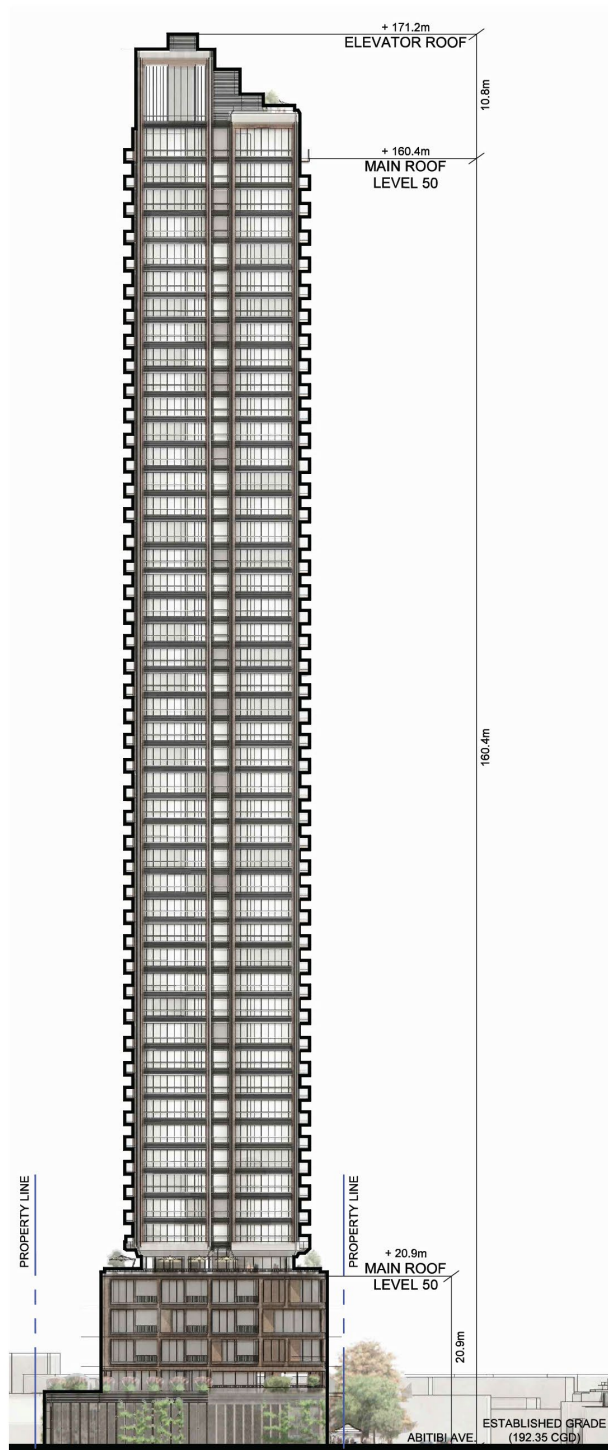
Not to Scale
Extracted: 07/10/2023



Site Plan



Attachment 7: Elevation



East Elevation

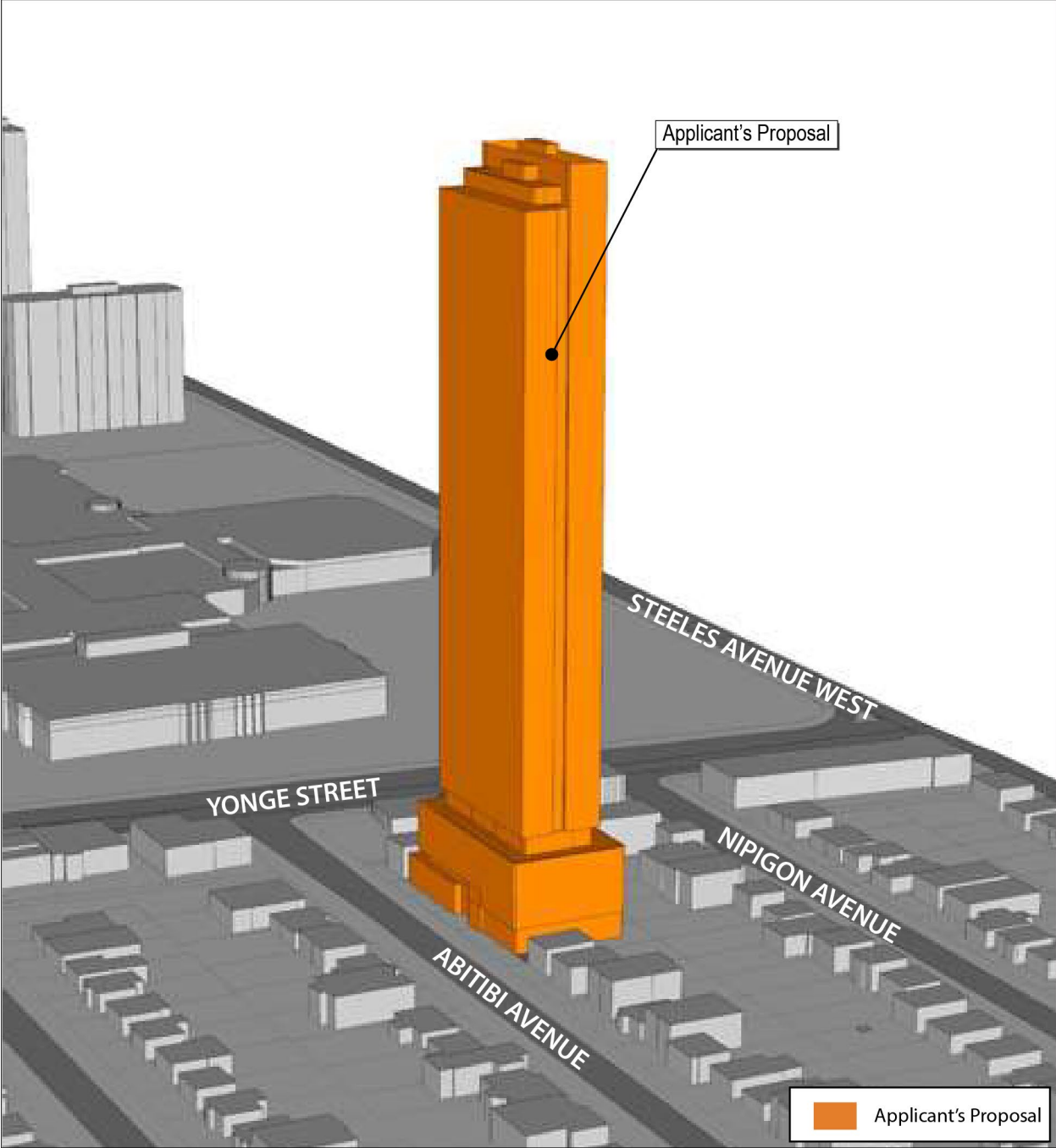
Attachment 8: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southeast



08/16/2023



View of Applicant's Proposal Looking Northwest



08/16/2023