

35, 41, 95 High Park Avenue, 66, 102-116 Pacific Avenue - Zoning By-law Amendment Application - Removal of Holding Symbol ("H") – Decision Report - Approval

Date: April 28, 2023
To: Toronto and East York Community Council
From: Acting Director, Community Planning, Toronto and East York District
Ward: Ward 4 - Parkdale-High Park

Planning Application Numbers: 22 241980 STE 04 OZ and 20 210125 STE 04 SA

SUMMARY

This application proposes to remove the holding symbol ("H") for the lands identified in the site-specific Zoning By-law No. 229-2023 (OLT) for 35, 41, and 95 High Park Avenue and 66 and 102-116 Pacific Avenue. The application includes the demolition of 20 townhouses and the construction of three buildings being 35, 11, and 30-storeys in height with 366, 103, and 294 respective dwelling units. Four existing buildings containing 201, 320, 217 and 230 dwelling units will remain on site with existing and new buildings sharing two levels of underground parking.

Site-specific Zoning By-law No. 229-2023 (OLT) includes a holding symbol which requires that certain conditions be fulfilled prior to development proceeding on site. Staff have reviewed the materials submitted in support of the application and are satisfied that the conditions have been fulfilled. The removal of the holding symbol is appropriate at this time.

This report reviews and recommends approval of the application to amend Zoning By-law No. 229-2023 (OLT) to remove the holding symbol.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 229-2023 (OLT) for the lands at 35, 41 and 95 High Park Avenue and 66 and 102 Pacific Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 2 to this report.

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required.

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

On October 2, 2019, City Council considered a Request for Directions Report prepared by City Planning that set out a number of issues with the application as received and within the context of the local policy framework. City Council adopted amended staff recommendations, and the decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.CC10.11>

On December 17, 2019, City Council considered a Request for Directions Report prepared by the City Solicitor that recommended a settlement be reached with the applicant. City Council adopted amended staff recommendations, and the decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.CC13.10>

On June 15, 2022, City Council considered a Final Report regarding a Rental Housing Demolition Application to facilitate the proposed development. City Council adopted the recommendation for approval, and the decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE33.2>

On August 16, 2022, the Ontario Land Tribunal (OLT) issued an Order, effective August 12, 2022 noting that a settlement had been reached between the City and the applicant and approved the final form of the implementing site-specific Zoning By-law. The Order can be found at the following link:

<https://www.omb.gov.on.ca/e-decisions/OLT-22-003674-AUG-16-2022-ORD.pdf>

PROPOSAL

The applicant has submitted a Zoning By-law Amendment application to amend Zoning By-law No. 229-2023 (OLT) to remove the holding symbol ("H") from the lands at 35, 41 and 95 High Park Avenue and 66 and 102-116 Pacific Avenue. The lands are generally bounded by Glenlake Avenue to the north, High Park Avenue to the west, Pacific Avenue to the west, and are located north of Bloor Street West (See Attachment 1 - Location Map). The lands are irregular in shape and located northwest of the High Park TTC subway entrance and directly north of City owned land planned for a future park.

The approved development on the land permits three new residential towers being 35, 11, and 30-storeys in height on the subject lands, representing a total of 763 new residential units. Twenty existing townhouses would be demolished and four existing rental residential towers would remain on site. In total, 1,731 dwelling units would be on site after construction is complete.

Reasons for Application

A Holding symbol ("H") was placed on the lands to limit the use of the lands until such time as the conditions for the removal of the "H" symbol had been fulfilled to the satisfaction of City Council. Section 7 of By-law No. 229-2023 (OLT) includes the following conditions for the removal of the Holding symbol ("H"):

- (i) Submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a revised? Functional Servicing Report to 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.
- (ii) Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application to remove the Holding symbol (H):

- Complete Application Form
- Site Specific Zoning By-law No. 229-2023 (OLT)
- Architectural Plans
- Survey Plans

A Functional Servicing Report was submitted through the associated Site Plan Application, 20 210125 STE 04 SA for review and comment.

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 to formulate the draft Zoning By-law Amendment to

remove the Holding symbol. Comments through the associated Site Plan application were also used to evaluate the removal of the Holding symbol.

Community Consultation

A Community Consultation Meeting is not required for a Zoning By-law Amendment application to remove a Holding symbol. Notice of Intent to pass a holding removal By-law was given to the owner and surrounding property owners in accordance with the regulations of the Planning Act.

Site Plan Control

The applicant has submitted a Site Plan Control Application 20 210125 STE 04 SA which is currently under review by City Staff.

COMMENTS

The applicant worked with City staff to ensure that all conditions in site-specific Zoning By-law 229-2023 required to lift the holding symbol have been fulfilled.

Per condition 7 (A) (i), the City received a Functional Servicing Report that was reviewed and accepted by Engineering and Construction Services staff. The Report included information relating to stormwater runoff, sanitary flow and water supply demand, confirming that there was adequate capacity in the existing municipal infrastructure. And as per condition 7 (A) (ii), staff confirmed that no upgrades to the municipal infrastructure are required to facilitate this development. Therefore, no agreements are necessary to be arranged. Both conditions were satisfied via memo dated December 22, 2022 from Engineering and Construction Services.

Conclusion

The application to amend Zoning By-law No. 229-2023 (OLT) to remove the holding symbol ("H") from the lands at 35, 41, 95 High Park Avenue and 66, 102-116 Pacific Avenue will facilitate the development of three infill residential buildings on site.

As the condition for the removal of the symbol has been satisfied, it is appropriate to remove the Holding symbol. A draft of the amending [Zoning](#) [By-law](#) to remove the Holding symbol is included in Attachment 2.

CONTACT

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SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 2: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 3: Site Plan

Attachment 4: Elevations, Tower A

Attachment 5: Elevations, Building B

Attachment 6: Elevations, Tower C

Attachment 1: Location Map



Attachment 2: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item [##], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO
BY-LAW ###-2023

To amend Zoning By-law 569-2013, as amended by 229-2023 (OLT),
to remove the holding symbol (H)
with respect to the lands municipally known in the year 2022 as 35, 41, 95 High Park
Avenue, 66, 102-116 Pacific Avenue

Whereas authority is given to Council by Section 34 and Section 36 of the Planning Act,
R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the
holding symbol (H) when Council is satisfied that the conditions relating to the holding
symbol have been satisfied; and

Whereas Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto enacts:

Diagram 2 is amended by removing the holding symbol (H) from the lands shown on the
attached Schedule "I".

Enacted and passed on [month day, year].

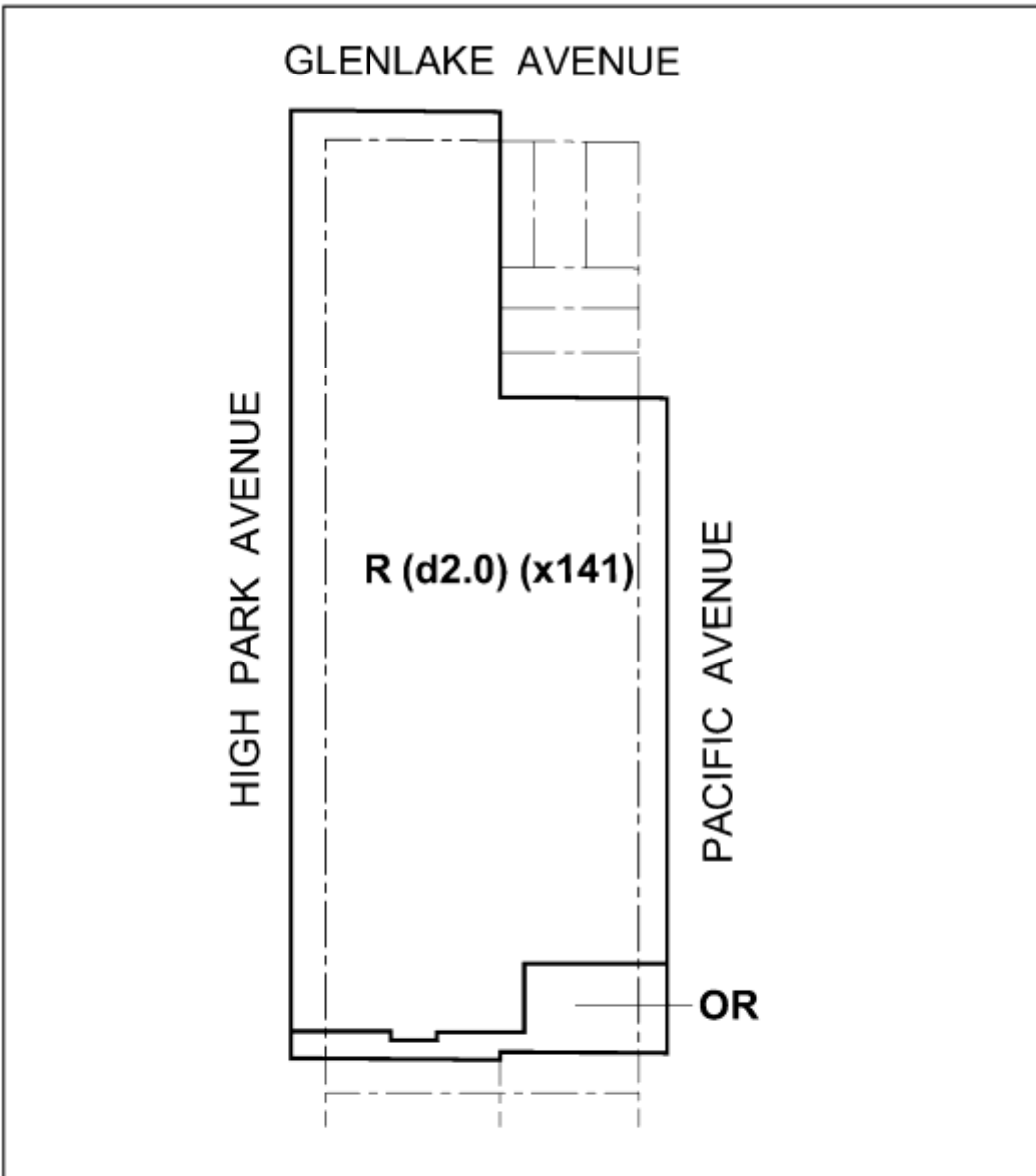
Jennifer McKelvie

Deputy Mayor
Speaker

John D. Elvidge
City Clerk

(Seal of the City)

SCHEDULE I



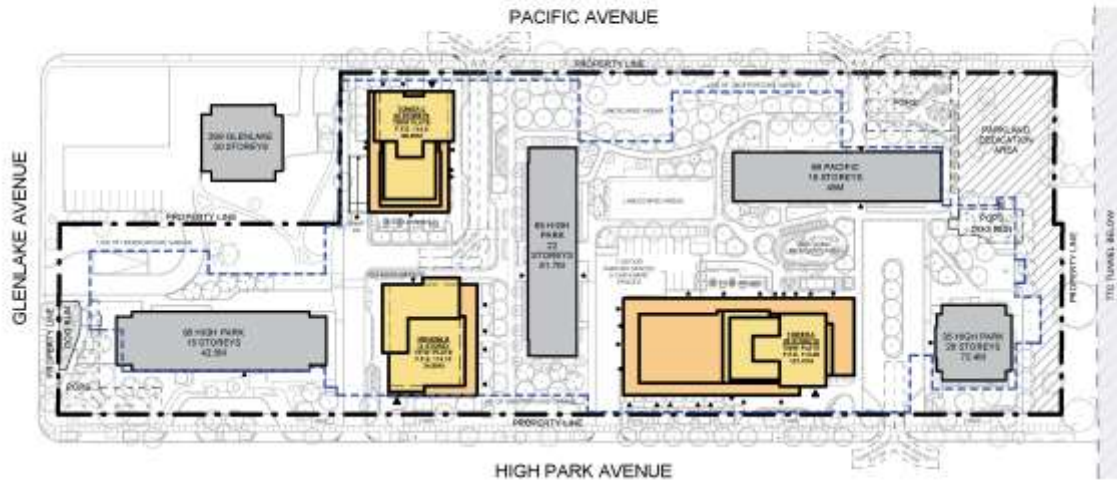
TORONTO
Diagram 2

**35, 41-63, 65 & 95 High Park Avenue
and 66 & 102-116 Pacific Avenue**

File # 16 271 597 WET 09 02

City of Toronto By-law 569-2013
Not to Scale
08/02/2022

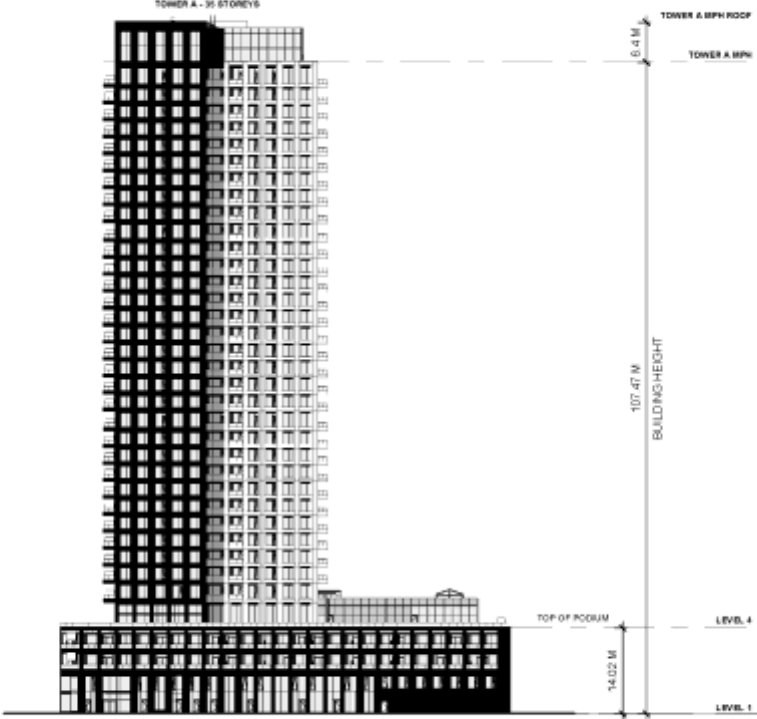
Attachment 3: Site Plan



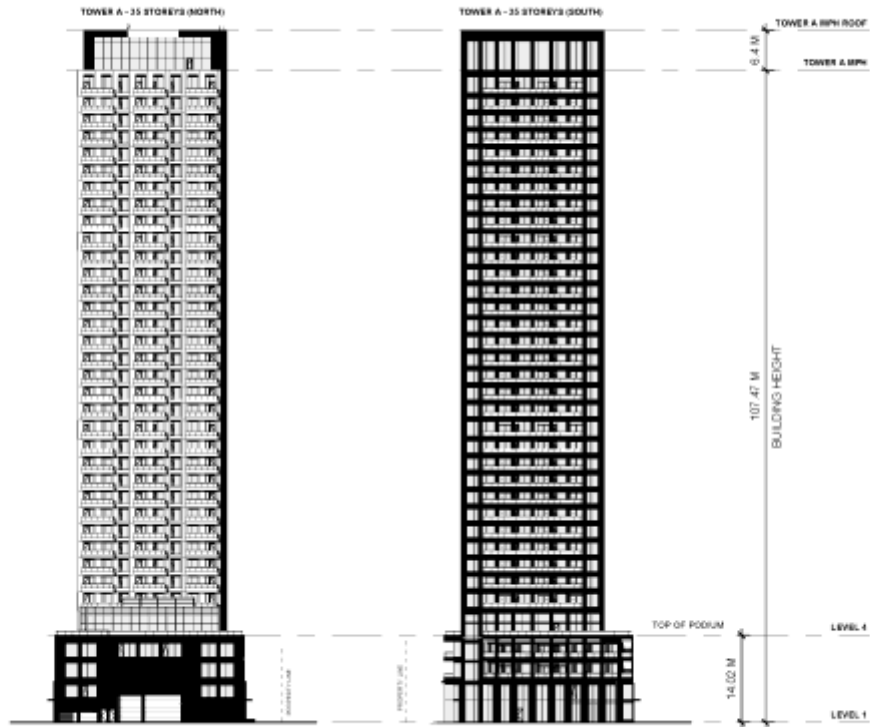
Site Plan



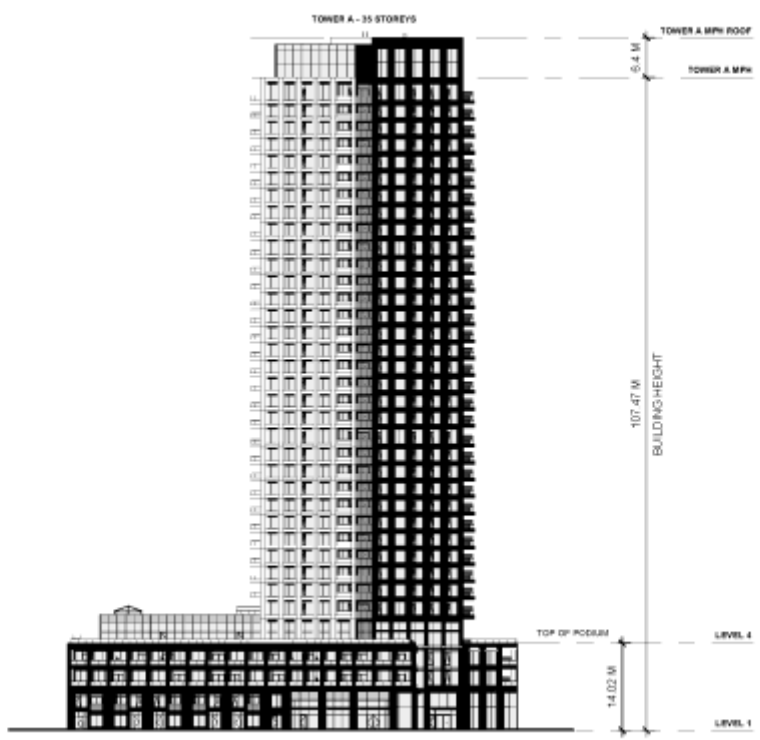
Attachment 4: Elevations, Tower A



Tower A - East Elevation

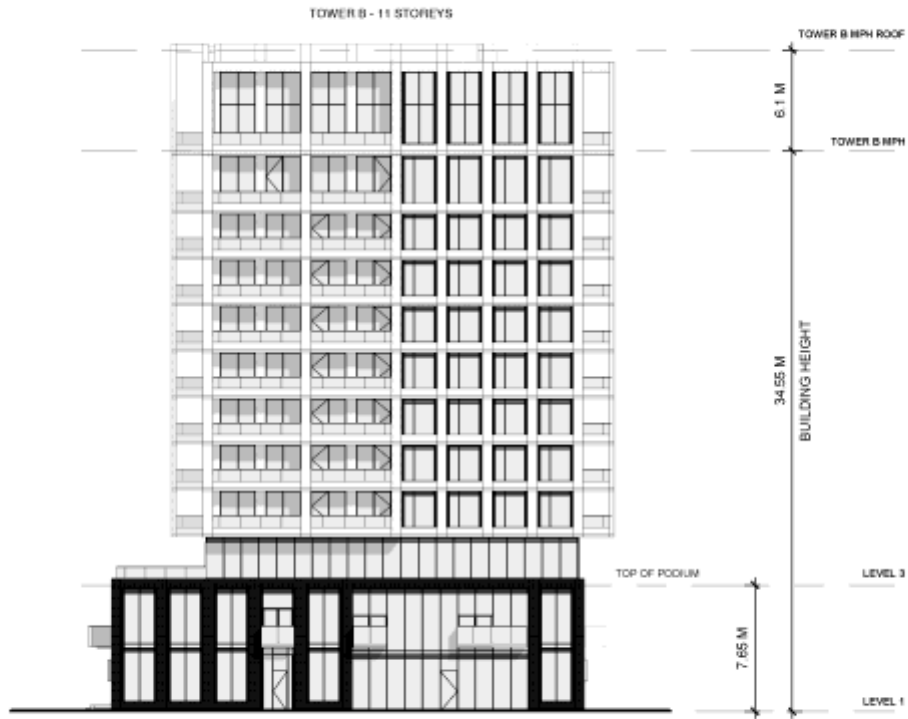


Tower A - North/South Elevation



Tower A - West Elevation

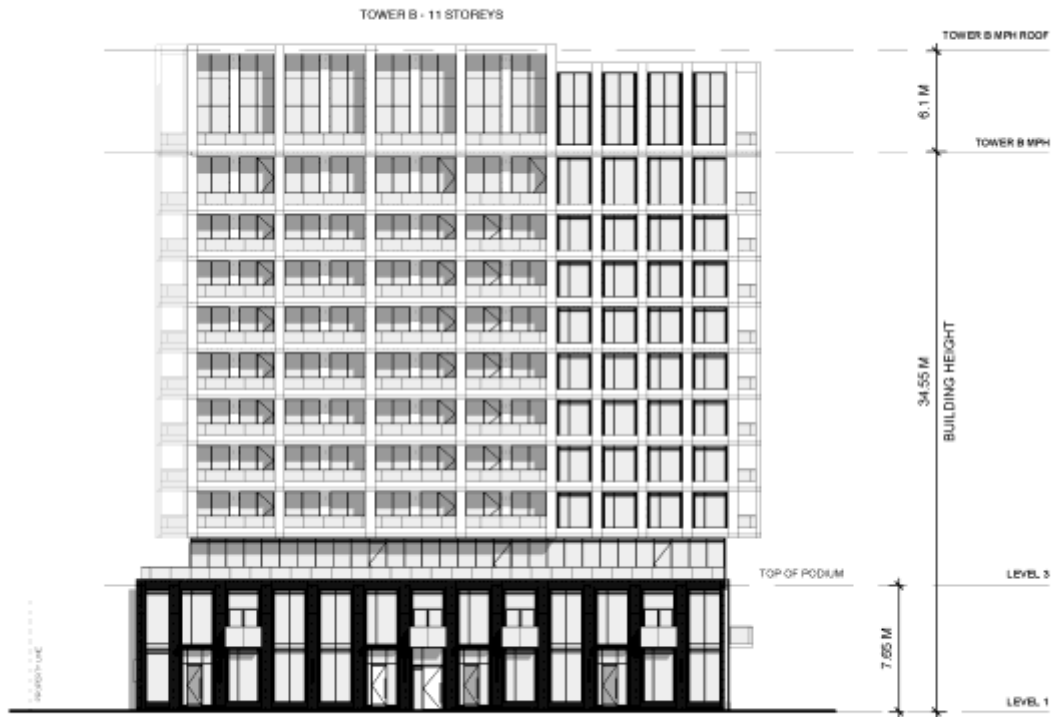
Attachment 5: Elevations, Building B



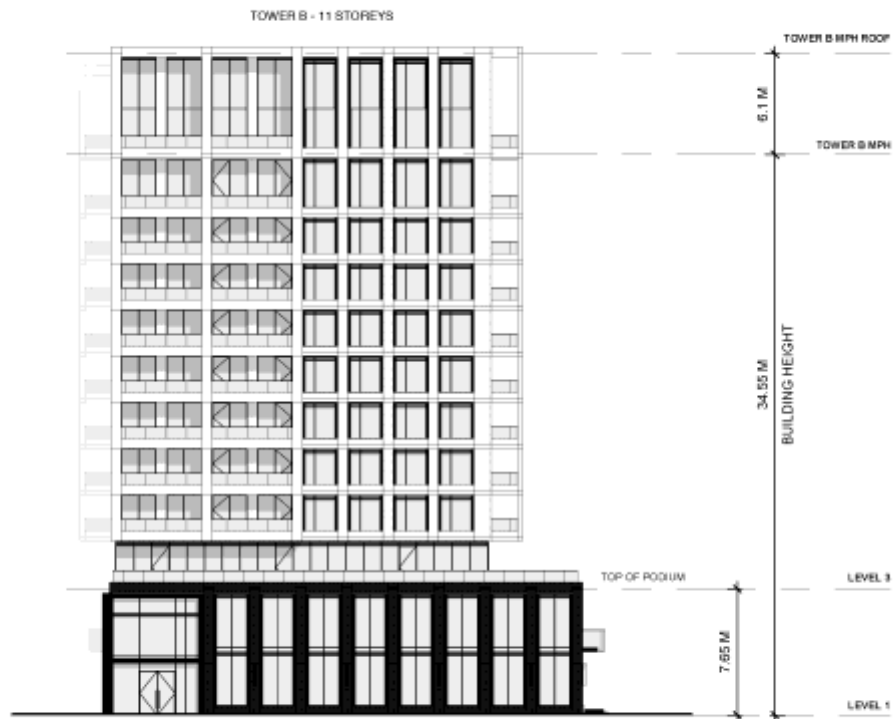
Tower B - East Elevation



Tower B - North Elevation

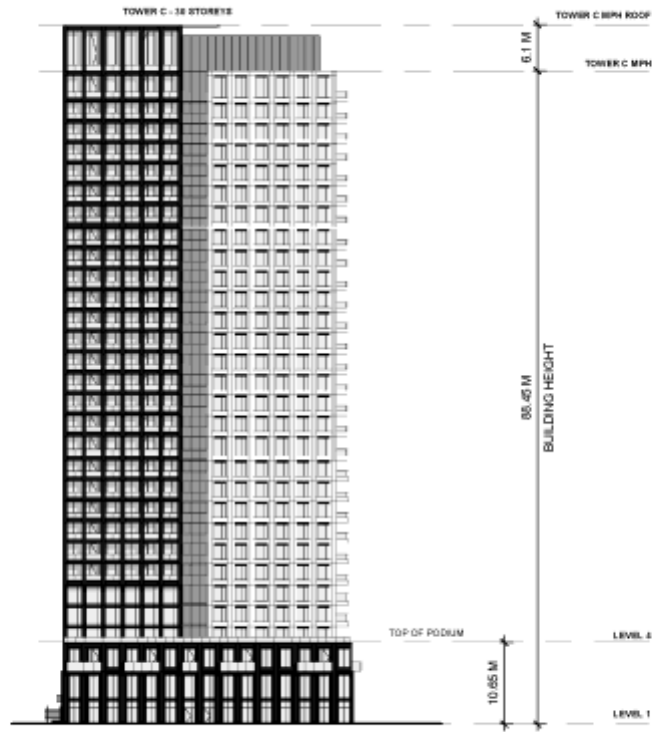


Tower B - South Elevation

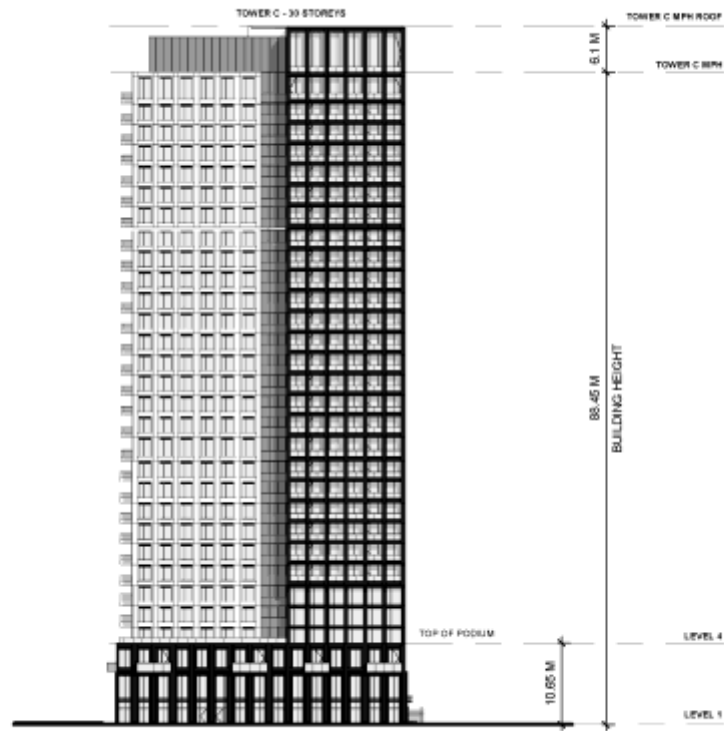


Tower B - West Elevation

Attachment 6: Elevations, Tower C



Tower C - North Elevation



Tower C - South Elevation



Tower C - West/East Elevation