

632-652 Northcliffe Boulevard – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report - Approval

Date: June 6, 2023

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Numbers: 22 207923 STE 12 OZ and 22 218880 STE 12 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 129.3-metre (38-storey including mechanical penthouse) residential building at 632-652 Northcliffe Boulevard. The proposed building would have a total gross floor area of 30,500 square metres and contain 430 dwelling units (including 11 replacement rental units).

This report also reviews and recommends approval of the Rental Housing Demolition application to demolish 9 rental dwelling units (6 of which are currently occupied) and to provide a Tenant Relocation and Assistance Plan that will ensure Eligible Tenants are provided with the right to return to replacement rental units at similar rents and financial assistance to help mitigate hardship.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 632-652 Northcliffe Boulevard substantially in accordance with the draft Zoning By-law Amendment included Attachment 7 to this report.
2. City Council amend former City of York Zoning By-law 1-83 for the lands at 632-652 Northcliffe Boulevard substantially in accordance with the draft Zoning By-law Amendment included as Attachment 8 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

4. City Council approve the Rental Housing Demolition application (22 218880 STE 12 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 9 existing rental dwelling units at 632-652 Northcliffe Boulevard, subject to the following conditions:

a) The owner shall provide and maintain 11 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During this period, no application may be submitted to the City for condominium registration, conversion to a non-residential rental purpose, or demolition without replacement of the existing rental dwelling units. The 11 replacement rental dwelling units shall collectively contain a total gross floor area of at least 1,014 square metres and be comprised of 2 one-bedroom units, 4 two-bedroom units, 4 three-bedroom units, and 1 four-bedroom unit, as generally illustrated in the plans prepared by Superkül and dated April 17, 2023, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b) As part of the 11 replacement rental dwelling units required in Recommendation 4.a above, the owner shall provide and maintain at least 2 one-bedroom units, 4 two-bedroom units, 3 three-bedroom units, and 1 four-bedroom unit at affordable rents, as currently defined in the Official Plan, and 1 three-bedroom unit at mid-range (moderate) rent, as currently defined in the Official Plan, for a period of at least 10 years beginning from the date of first occupancy of each unit;

c) The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 9 existing rental dwelling units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of alternative accommodation at similar rents in the form of rent gap payments, and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d) The owner shall provide tenants of all 11 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development, at no extra charge, and on the same terms and conditions as any other resident of the development, without separate entrances or the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

e) The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

f) The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

g) The owner shall provide 1 storage locker to each returning tenant of a replacement rental unit, for a total of up to 6 storage lockers, at no additional cost to tenants until the termination of their tenancies in the replacement rental units;

h) The owner shall provide and make available 6 vehicular parking spaces at no charge to returning tenants of the replacement rental units whose lease agreements for their existing rental units included access to vehicular parking until the termination of their tenancies in the replacement rental units;

i) The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle and visitor vehicular parking at no charge and on the same terms and conditions as any other resident of the development;

j) The 11 rental dwelling units required in Recommendation 4.a above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and

k) The owner shall enter into, and register on title to the lands, one or more agreement(s) to secure the conditions outlined in Recommendation 4.a through k., including an agreement pursuant to Section 111 of the *City of Toronto Act, 2006*, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the demolition of 9 rental dwelling units at 632-652 Northcliffe Boulevard after all the following has occurred:

a) All conditions in Recommendation 4 have been fully satisfied and secured;

b) The Zoning By-law Amendments have come into full force and effect;

c) The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;

d) The issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;

e) The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the

Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given the Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for 632-652 Northcliffe Boulevard after the Chief Planner and Executive Director, City Planning Division has given the Preliminary Approval referred to in Recommendation 5 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

a) The owner removes all debris and rubble from the site immediately after demolition;

b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building Division;

c) The owner erects the proposed building no later than 3 years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning Division; and

d) Should the owner fail to complete the proposed development containing the 11 replacement rental dwelling units within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of \$20,000.00 per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 agreement and other related agreements.

9. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the *Planning Act*, with the off-site parkland dedication to be acceptable to the General Manager, Parks, Forestry and Recreation Division and free and clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks, Forestry and Recreation Division, to be conveyed prior to the issuance of the first above grade building permit.

a) in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;

b) in the event that the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and

c) the value of the cash-in-lieu of parkland dedication will be appraised through the Corporate Real Estate Management Division and payment will be required prior to the issuance of the first above grade building permit.

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.

THE SITE

Description: The site is located on the west side of Northcliffe Boulevard, south of Vaughan Road. The site is approximately 2,642 square metres in size with a frontage of 61 metres on Northcliffe Boulevard. The site is generally rectangular in shape.

Existing Use: A series of nine 2-storey residential buildings.

Existing Rental Dwelling Units: A total of 9 existing rental dwelling units (990 square metres of gross floor area), including 4 two-bedroom units, 4 three-bedroom units, and 1 four-bedroom unit. Currently, 6 existing rental units are occupied.

The unit types and rent levels of the existing rental dwelling units at the time of application are as follows in Table 1:

Table 1: Existing Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	Rent Classification			
	Affordable	Mid-range (Moderate)	High-End	Total
Two-bedroom	4	0	0	4
Three-bedroom	3	1	0	4
Four-bedroom	1	0	0	1
Total	8	1	0	9

THE APPLICATION

Description: A 129.3-metre (38-storeys including mechanical penthouse) residential building.

Density/Floor Space Index: Approximately 30,500 square metres of gross floor area, resulting in a floor space index of approximately 11.5 times the area of the lot.

Dwelling Units: 430 dwelling units (including 11 replacement rental units), includes 4 studio units (0.9%), 248 one-bedroom units (57.7%), 134 two-bedroom units (31.2%), 43 three-bedroom units (10.0%), and 1 four-bedroom unit (0.2%).

Replacement Rental Units: 11 replacement rental units (1,014 square metres), including 2 one-bedroom units, 4 two-bedroom units, 4 three-bedroom units and 1 four-bedroom unit.

Tenant Relocation and Assistance Plan : A Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental units proposed to be demolished at 632-652 Northcliffe Boulevard is proposed and would consist of the following:

- The right to return to a replacement rental unit of the same bedroom type and at similar rent, as the rental unit they currently occupy;
- At least 6 months' notice before having to vacate their existing dwelling unit;
- Financial compensation equal to three months' rent, as required under the Residential Tenancies Act, 2006 (RTA);
- Financial compensation, above and beyond that required under the RTA in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 8 (York), which encompasses the site, over a 36-month period. In the event the proposed development took longer than 36 months to complete, the owner would provide each tenant additional monthly rent gap payments until the replacement rental units were ready for occupancy.
- Two moving allowances to cover expenses for moving off-site into alternative interim accommodation and then moving back into a replacement rental unit;
- Special needs compensation for applicable tenants; and
- Upon request, a rental leasing agent shall be made available to provide a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

Access, Parking, and Loading: The primary proposed pedestrian entrance would be located along Northcliffe Boulevard. Vehicle access and egress would be provided from Northcliffe Boulevard on the south end of the site by a two-way driveway. An enclosed Type G loading space would be provided from the driveway. A Type C loading space would also be provided at the rear of the site from the driveway. A total of 86 parking spaces would be provided in a below-grade parking garage, and a total of 430 bicycle parking spaces would be provided at the P1 and mezzanine levels.

Additional Information: See Attachments 1 to 4 of this report, for a location map, Application Data Sheet, three dimensional representation of the project in context, and Site Plan.

Detailed project information, including 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=IGpgkm3jC9ZXpKJuxdtYBg%3D%3D>

Reasons for the Application: The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 and former City of York Zoning By-law 1-83 to vary performance standards including building height and building setbacks.

The Rental Housing Demolition application is required as the proposal involves the demolition of six or more dwelling units, including at least one rental unit.

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.

Rental Housing Demolition and Replacement: Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of rental housing. Chapter 667 of the Toronto Municipal Code requires an applicant to obtain approval from the City to permit the demolition of the existing rental housing units. Chapter 363 of the Toronto Municipal Code requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act, 1992.

Official Plan Designation: Apartment Neighbourhoods. See Attachment 5 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy 675: delineates of the Fairbank Protected Major Transit Station Area, and specifies minimum population and employment target per hectare and minimum building densities.

Zoning: RA (x777) under Zoning By-law 569- 2013 and RM2 under the former City of York Zoning By-law 1-83. The zone categories permit a range of residential uses, including apartment buildings, and other conditional uses. For apartment buildings, the maximum permitted height is 8 storeys or 24 metres. See Attachment 6 of this report for the existing zoning map.

Design Guidelines: The following design guidelines have been used in the evaluation of this application:

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

The City's Design Guidelines can be found here:

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

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 must comply with Tier 1 of the TGS. The TGS can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on December 12, 2022. Approximately 12 members of the public participated, as well as a representative from the office of the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Desire for the residential component of the proposed development to be rental in tenure;
- Desire for the inclusion of affordable housing units in the proposed development;
- Support for the proposed height and density given the proximity to transit and amenities;
- Suggestion to assemble additional lots to the site to increase the height and density and add more dwelling units;
- Support for the proposed low parking rate;
- Concern regarding the proposed height and density;
- Concern about potential negative wind conditions and reduced access to sunlight resulting from the proposed development for existing houses on the street;
- Request that the proposed development meet TGS Tier 2 requirements;
- Concern about traffic congestion resulting from proposed development;
- Request for the inclusion of a community space in the proposed development;
- Concern about the proposed low parking rate, as it may result in an increase in residential street parking permit requests; and
- Concern that other residents were unable to attend due to technology limitations.

The issues raised through community consultation have been considered through the review of the application. Planning staff and the Councillor's office did not receive inquiries for an additional meeting from any residents who were unable to attend the December 12, 2022 meeting. Comments with respect to the proposed height and density in proximity to transit, shadow and wind impact, and the parking rate are addressed in the Comments section below.

Tenant Consultation

On May 3, 2023, a tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the Tenant Relocation and Assistance Plan. The meeting was held virtually and attended by four

tenants, the applicant's planner and architect, a representative of the owner, and City Planning staff.

During the meeting, tenants asked questions and expressed concerns about:

- The timing of the proposed demolition and development, when tenants would have to vacate their existing rental units, and the estimated length of time over which the proposed development would be constructed;
- The proposed replacement rental unit sizes, and the process for selecting and returning to a replacement rental unit;
- How tenants would find alternative interim accommodation in the neighbourhood that is comparable in size and price to their existing rental units; and
- How the financial compensation provided under the Tenant Relocation and Assistance Plan would be calculated and administered to tenants.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have the opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Rental Housing Demolition and Replacement

Staff are satisfied with the proposed rental replacement of the 9 existing rental dwelling units by their respective bedroom types and at similar rents to those in effect at the time of application, while providing 2 net new one-bedroom rental units.

The applicant is proposing to replace 3 existing rental units ranging from 126-154 square metres in size, with 3 replacement units having the same number of bedrooms as the existing units and sizes that meet the unit sizes recommended by the Growing Up Guidelines (87-100 square metres). The remaining floor area would be used to create 2 net new affordable one-bedroom units and enlarge 2 two-bedroom replacement rental units to meet the unit size recommended by the Growing Up Guidelines.

The total gross floor area of all 11 replacement rental units is 1,014 square metres, which exceeds the existing total gross floor area of the 9 existing rental units (990 square metres).

City staff are supportive of this approach since some of the existing floor area in the larger units is located below-grade and/or used as storage, and returning tenants of the replacement rental units would have access to a storage locker in the new building free of any additional charge.

The applicant has confirmed that each tenant would reserve the right to return to a replacement rental unit of a similar unit type at similar rent, and that rents for replacement rental units without returning tenants would not exceed the applicable affordable or mid-range (moderate) rent thresholds, as currently defined in the Official Plan, for a period of at least 10 years. Tenants who return to replacement rental units would be protected by the provincial rent increase Guideline until their tenancies end, irrespective of whether the Guideline applied to the proposed development under the Residential Tenancies Act, 2006 (RTA).

Staff will remain involved with the rental housing demolition application following Council's decision. Notably, staff are involved in the review of all notice forms sent to tenants, issuance of the final demolition process once all conditions have been met, the process for tenants being offered and returning to replacement units, as well as in reporting and monitoring requirements after occupancy.

Tenant Relocation and Assistance Plan

The applicant has agreed to implement the City's standard Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental units proposed to be demolished at 632-652 Northcliffe Boulevard.

The proposed Tenant Relocation and Assistance Plan is consistent with the City's current practices, would support Eligible Tenants in finding and securing alternative accommodations during the demolition and construction period, and lessen hardship experienced by tenants. It would be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Unit Mix

The application proposes to provide 4 (1%) of the 430 net new dwelling units (including replacement rental units) as studio units, 248 (58%) as one-bedroom units, 134 (31%) as two-bedroom units, and 44 (10%) as three and four-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines.

Building Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form and massing.

The development would create a balance of residential uses and amenities, and public realm that meet the needs of the local community as anticipated in the Official Plan for *Apartment Neighbourhoods*, and the Tall Building Guidelines.

The proposed height of 129.3-metre (38-storeys inclusive of the mechanical penthouse) is acceptable given the site's location approximately 250 metres to an LRT station, within a proposed PMTSA, and a few blocks west of a subway station.

The proposed tall building steps down in height from a recent approval at the southeast corner of Eglinton Avenue West and Dufferin Street (1801-1807 Eglinton Avenue West), the approved height of 137.6 metres, (41-storeys, inclusive of the mechanical penthouse) and provides a gradual transition to smaller scale buildings to the south and east. The site is outside but abutting the boundary of the Dufferin Focus Area (SASP 447), which encourages the intensification of the lands surrounding the Fairbank LRT station with tall and mid-rise buildings.

The proposed 6-storey base building provides an appropriate streetwall height of approximately 20.4 metres on Northcliffe Boulevard, framing the street with good proportion and fitting with the existing and planned context.

At the ground floor level, the proposed development would be set back approximately 9.38 metres from the curb along the west side of Northcliffe Boulevard. The proposal would provide a widened public realm, and opportunity for enhancements to the public realm such as public seating, tree planting and other soft landscaping.

The base building above the ground floor would be set back approximately 2.0, 7.0 and 0.8 metres from the east, west and south lot lines, respectively. The setback from the north lot line varies between approximately 5.3 and 19.79 metres due to the shape of the lot. The 6th floor provides architectural articulation and setbacks intended to break up the massing between the base and tower components of the building.

A Block Context Plan, submitted in support of the application, demonstrates how the proposed development is designed to fit in the existing and planned public realm and built form context. It also demonstrates that appropriate tower separations can be achieved on a potential future assembled site to the north of the site, along Vaughan Road.

The tower component is setback approximately 11.25 and 11.7 metres from the west and south lot lines. The tower setback from the north lot line varies between 37.9 and 11.4 metres due to the shape of the lot. The south portion of the tower component is shifted closer to Northcliffe Boulevard to further articulate the building and break up the massing.

The tower is oriented to fit within the existing and planned context. The tower has been massed to break up the massing into two perceptible components setback from the street. The proposed tower location appropriately mitigates impacts on: the schools to the west and northeast; the public realm; and, provides adequate sky view, daylighting, and privacy.

Shadow Impact

The shadow studies demonstrate that the proposal would shadow the northern portion of the Fairbank Public School yard between 9:18 and 11:18 a.m. and a portion of the

track at St. Thomas Aquinas School at 4:18 p.m. during the spring and fall equinoxes. The proposed building also shadows Senator Peter Bosa Parkette at 6:18 p.m. during the spring and fall equinoxes.

Planning staff have assessed the proposed development in terms of the incremental shadow impact that would result from the proposed 38-storey tower and are satisfied that it would adequately limit shadow on shadow-sensitive areas, parks, and publicly-accessible open spaces.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that the surrounding public realm would experience wind conditions that are acceptable for the intended use (suitable for walking or better in the spring/fall/winter, and standing or better in the summer). The ground level outdoor amenity space would be suitable for sitting or sedentary activities throughout the spring and summer with only minor mitigation measures in certain areas to improve comfort levels. The 6th floor amenity terrace would require wind mitigation measures such as wind screens, soft landscaping and/or pergolas to improve wind conditions in certain areas from standing to sitting in summer/spring and autumn.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Further details on the proposed and additional wind mitigations measures would be required during the Site Plan Control review process.

Amenity Space

Amenity space for building residents is proposed on the ground floor, mezzanine, and sixth floor of the proposed development at a rate that would meet the minimum requirement of 4.0 square metres of amenity space per dwelling unit (of which at least 2.0 square metres shall be indoor) in Zoning By-law 569-2013. A total of 1,720 square metres of indoor amenity space (2.0 square metres per dwelling unit) is proposed along with 860 square metres of outdoor amenity space (2.0 square metres per dwelling unit).

The design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings), would be reviewed and secured through the Site Plan Control review process.

Tree Preservation

The applicant proposes to remove 7 privately-owned trees and 15 privately-owned boundary trees that are regulated by the Private Tree By-law, as well as 2 City-owned trees regulated by the Street Tree By-law. One privately-owned tree is proposed to be preserved. Urban Forestry staff require an application to permit the injury of the By-law-protected trees.

Public Realm

At the ground floor level, the proposed development would be set back 9.35 metres from the curb along Northcliffe Boulevard.

The proposed setbacks along the street frontage can accommodate street furniture, trees and other soft landscaping, ensuring a vibrant and green pedestrian environment. It is consistent with the existing character of this *Apartment Neighbourhood* and the surrounding properties.

A Landscape Concept Plan submitted in support of the application proposes to maintain 1 existing street tree and plant 4 new street trees on Northcliffe Boulevard.

Ground floor uses along Northcliffe Boulevard include the vehicular access to the site, four separate private entrances to residential dwellings, the residential lobby, and indoor amenity space, providing access and views from the public realm.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan, and implements the public realm concept for Northcliffe Boulevard as described in the Eglinton Connects Study and Eglinton Urban Design Guidelines.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is to satisfy the parkland dedication requirement through a cash-in-lieu payment.

In this instance, and as per the Toronto Municipal Code Chapter 415-26, Parks, Forestry and Recreation staff have indicated that they would accept the conveyance of lands off-site that would expand an existing park or create a new park in proximity to the site as the required parkland dedication.

Staff have requested that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act.

The off-site dedication would need 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 and Recreation and would be subject to conditions for conveyance of parkland prior to the issuance of the first above-grade building permit.

If the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner would pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit.

If the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the

payment of cash-in-lieu and the value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

Traffic Impact, Access, Parking

Transportation Services staff have reviewed the Transportation Impact Study and are satisfied with its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply (including ingress/egress provided thereto), and requirements for electric vehicle infrastructure would be provided through the Site Plan Control review process.

Servicing and Stormwater Management

The applicant has submitted a Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners, dated August 19, 2022 and revised on April 18, 2023, and a Hydrogeological Review Report, prepared by Grounded Engineering Inc., dated September 1, 2022, and revised on April 27, 2023, all in support of the proposal. Engineering and Construction Services and Toronto Water staff have reviewed the submitted materials and determined they are acceptable.

The owner is required to pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Control review process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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 required to meet Tier 1 of the TGS. 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.

Little Jamaica District and Plan

Under the direction of City Council, the City of Toronto is developing a Cultural Districts Program in response to community-based advocacy and efforts to support local culture across several neighbourhoods. A Cultural Districts Program is currently in development.

City staff have also been directed by City Council to develop a Cultural District Plan "The Plan" for Little Jamaica and that work is ongoing.

City Planning staff have reviewed this development proposal with consideration of the objectives that are emerging from the development and public consultation for the Little Jamaica Cultural District Plan. Elements of the proposal that advance these objectives include the public realm interventions such as the building setbacks and the replacement and addition of affordable rental units.

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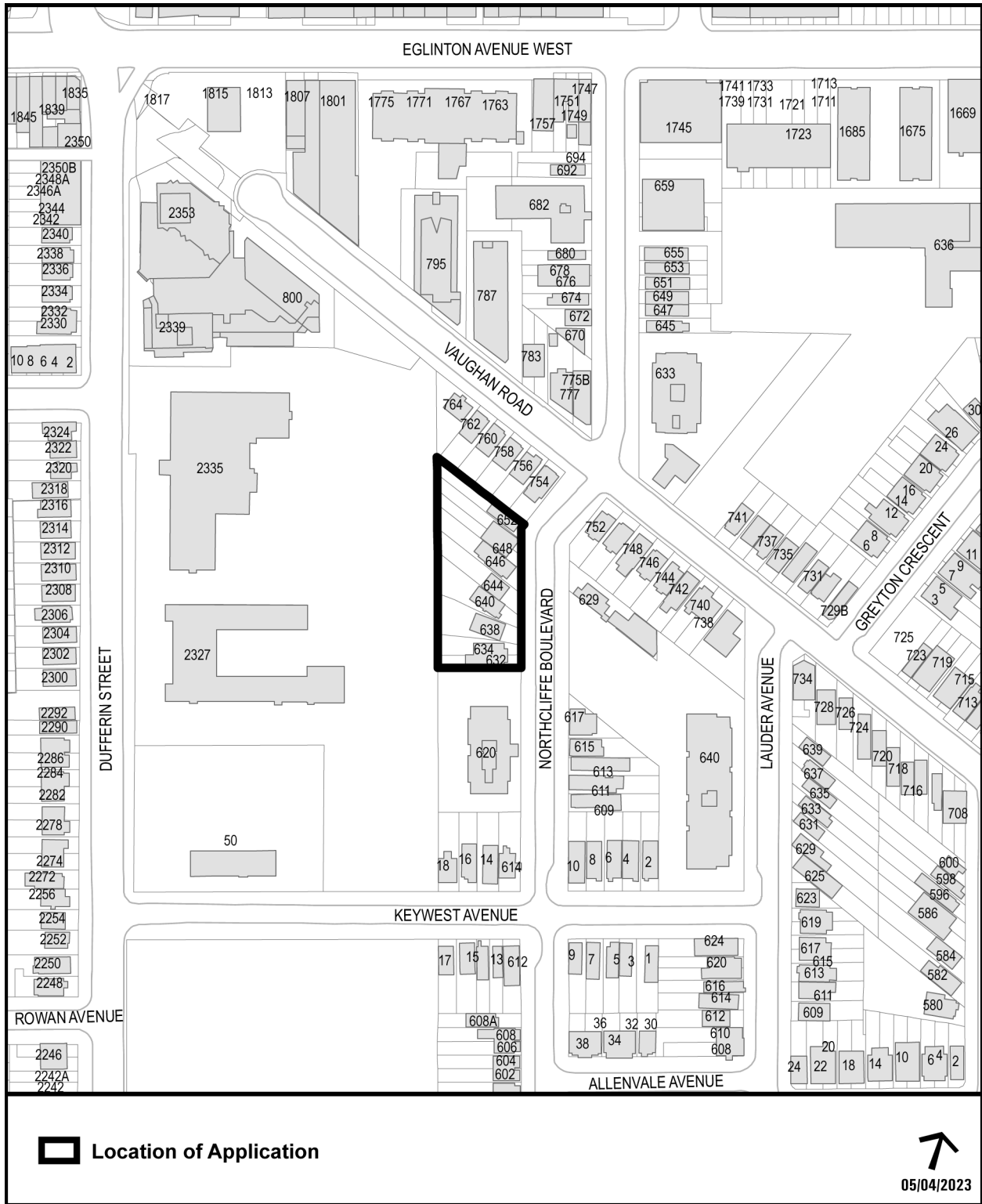
SIGNATURE

Oren Tamir, Acting Director
Community Planning, Toronto and East York District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: 3D Model of Proposed Development
- Attachment 4: Site Plan
- Attachment 5: Official Plan Land Use Map
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Zoning By-law Amendment 569-2013
- Attachment 8: Draft Zoning By-law Amendment 1-83

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 632-652 Northcliffe Boulevard **Date Received:** 9/23/2022

Application Numbers: 22 207923 STE 12 OZ and 22 218880 STE 12 RH

Application Type: Zoning Amendment; Rental Housing Demolition

Project Description: A 127.8-metre (38-storey) residential building with two levels of below grade parking and 430 residential units, including 11 replacement rental units.

Applicant: Walker Nott Dragicevis Associates **Architect:** Superkul **Owner:** NDB (Northcliffe South)1 Inc.

Existing Planning Controls:

Official Plan Designation: Apartment Neighbourhood **Site Specific Provision:** N

Zoning: RA (x777) **Heritage Designation:** N

Height Limit: 24 metres/8-storeys **Site Plan Control Area:** Y

Project Information:

Site Area (sq m): 2,642 **Frontage (m):** 61 **Depth (m):** 95

Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):	552	1,055	1,055
Residential GFA (sq m):	451	30,500	30,500
Total GFA (sq m):	1,105	30,000	30,000
Height - Storeys:	2	38	38
Height - Metres:	6	129.3	129.3
Floor Space Index:	11.5		

Residential Units by Tenure	Existing	Proposed	Total	
Rental:	9	11	11	
Condominium		419	419	
Total Units:			430	
	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	4	248	134	44
Total Units:	430			

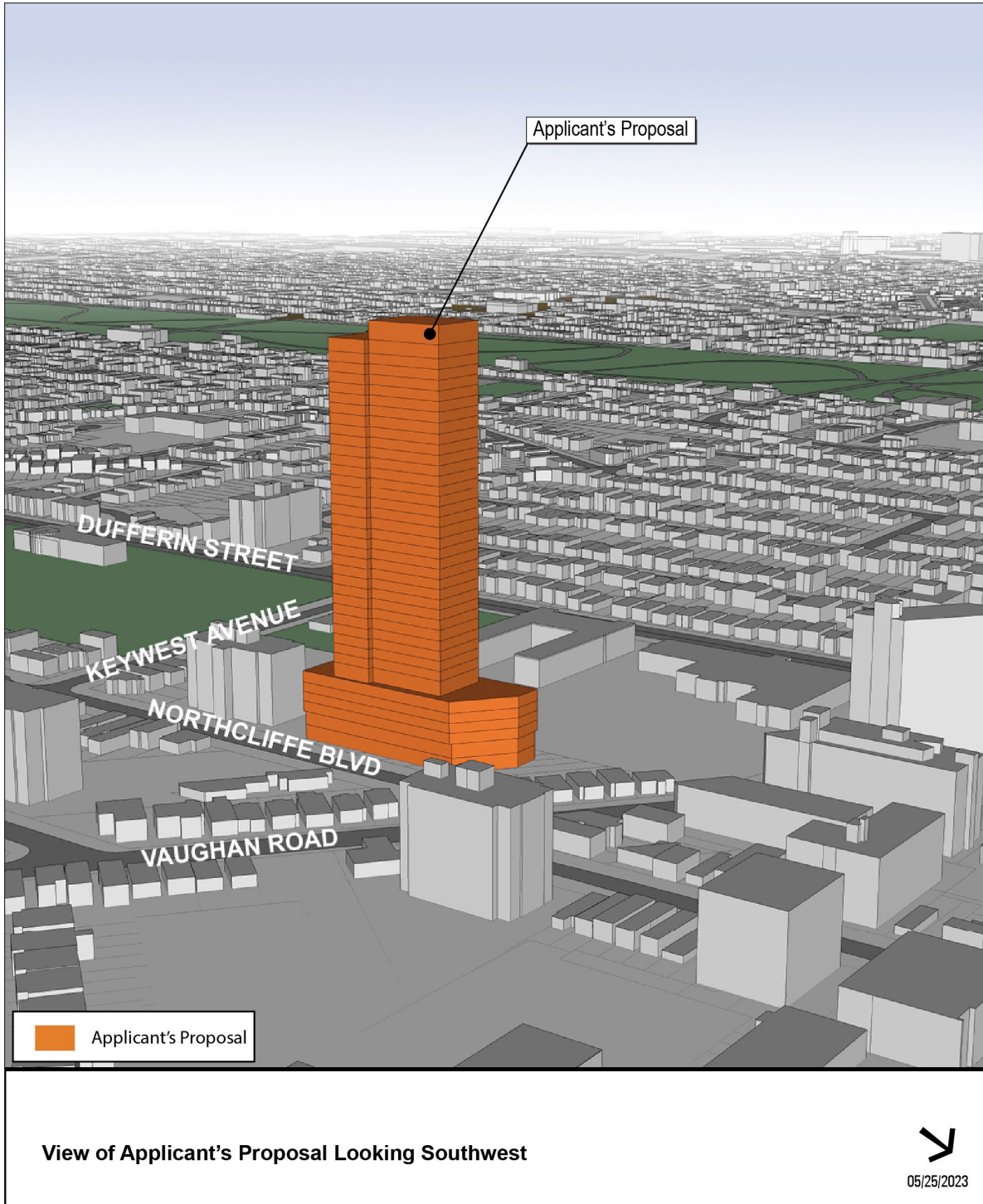
Parking and Loading

Parking Spaces: 86 **Bicycle Parking Spaces:** 430 **Loading Docks:** 2

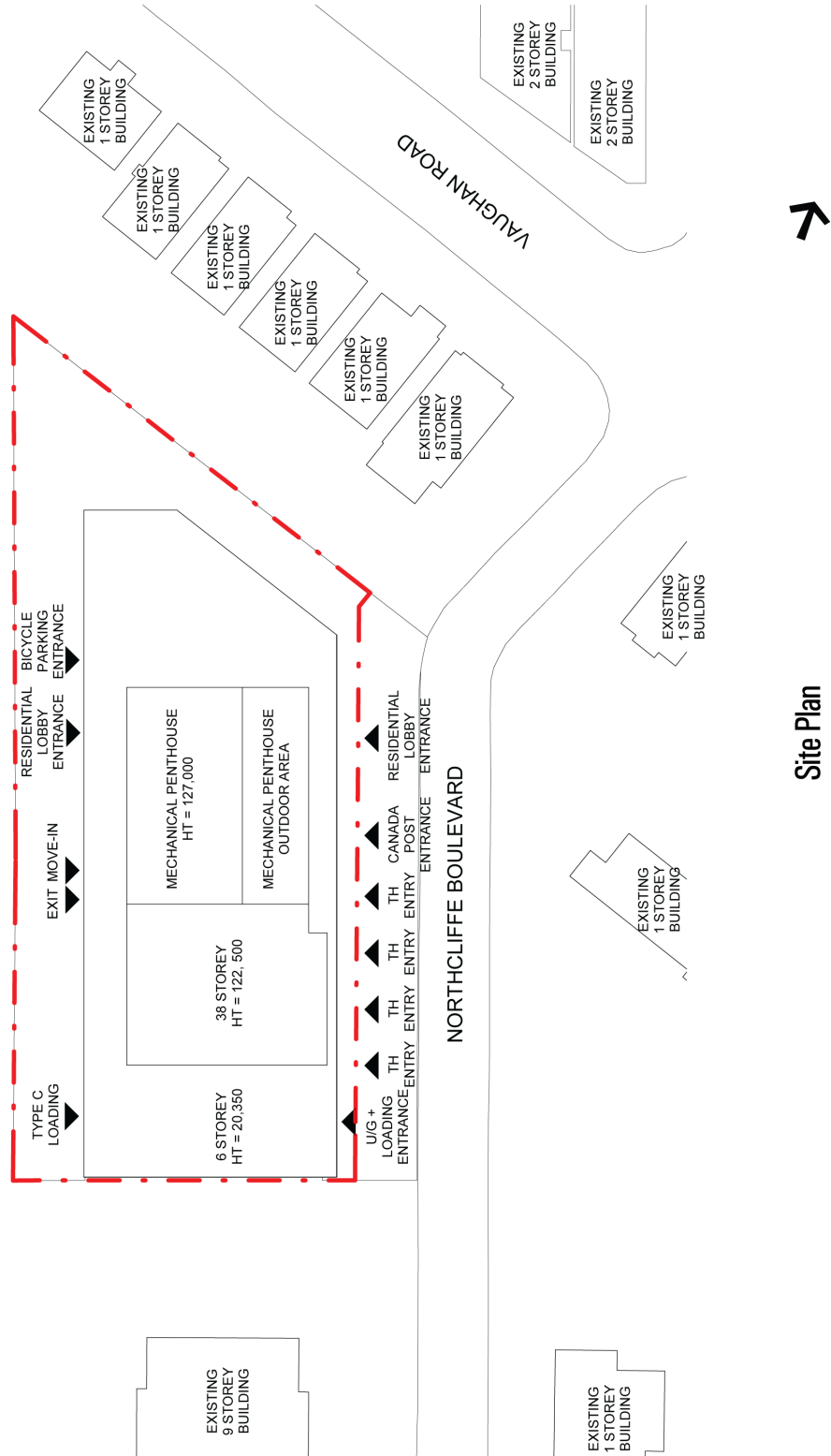
CONTACT:

Sipo Maphangoh, Senior Planner; 416-338-2478; Sipo.Maphangoh@hotmail.com

Attachment 3: 3D Model of Proposed Development

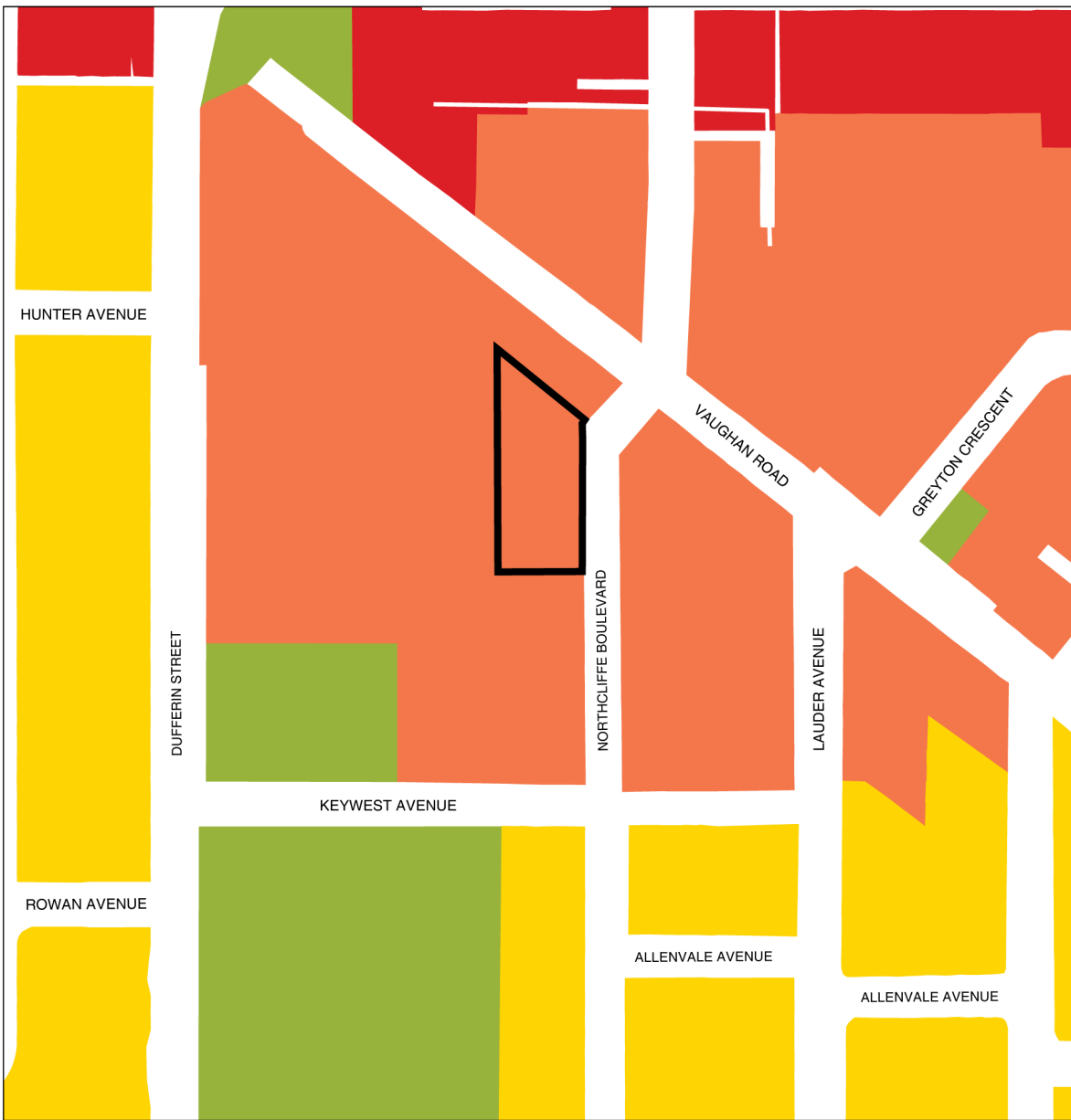


Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Land Use Map




Official Plan Land Use Map #17

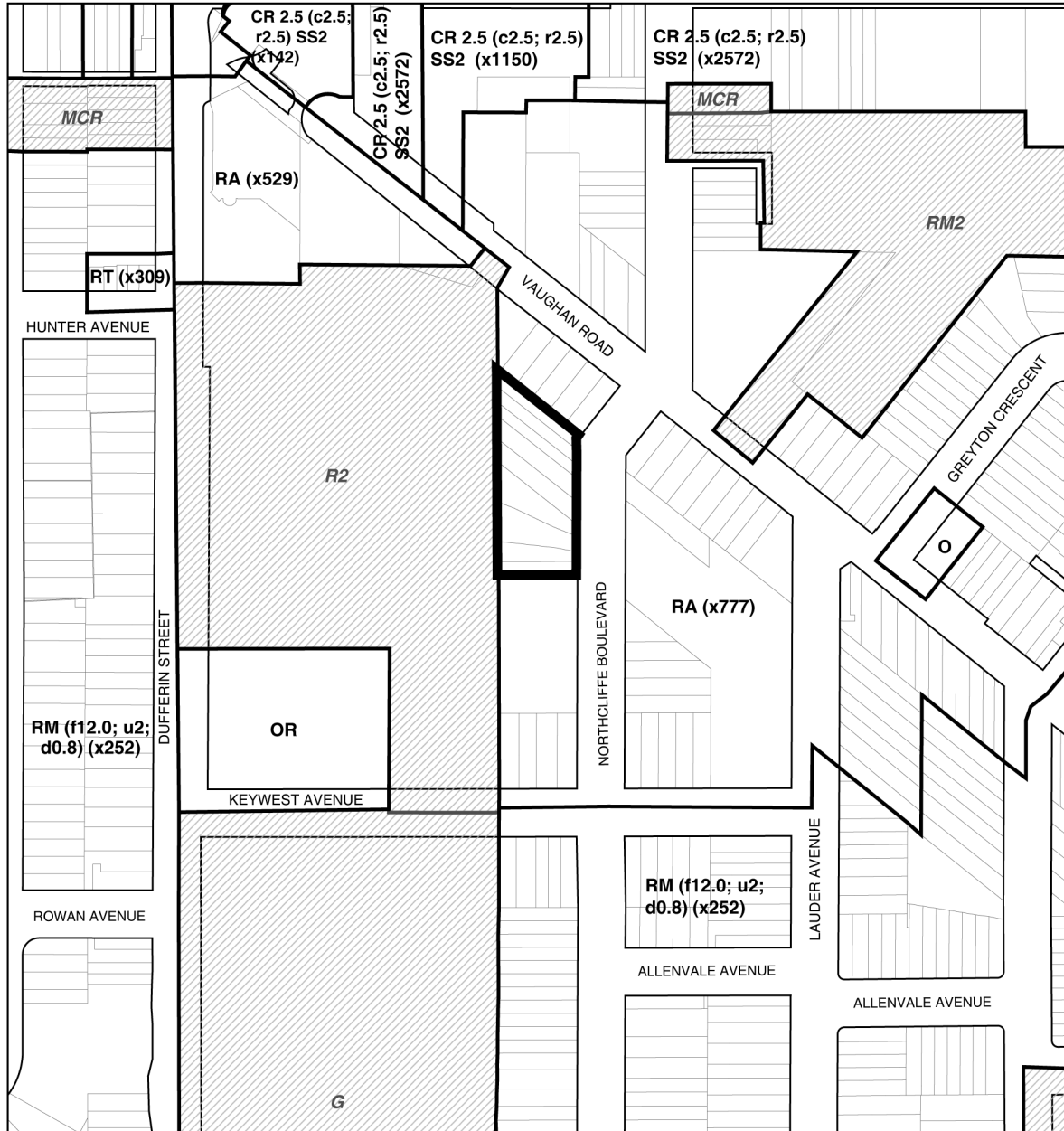
632-652 Northcliffe Boulevard

File # 22 207923 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 09/26/2022

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

632-652 Northcliffe Boulevard

File # 22 207923 STE 12 0Z

- Location of Application
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

- See Former City of York By-law No. 1-83
- R2** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential
- G** Green Open Space



Not to Scale
Extracted: 09/26/2022

Attachment 7: Draft Zoning By-law Amendment 569-2013

The draft Zoning By-law Amendment will be made available on or before the June 22, 2023 Toronto and East York Community Council.

Attachment 8: Draft Zoning By-law Amendment 1-83

The draft Zoning By-law Amendment will be made available on or before the June 22, 2023 Toronto and East York Community Council.