

16, 20 and 26 Cosburn - Zoning By-law Amendment and Rental Housing Demolition Application – Decision Report - Approval

Date: June 5, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Toronto-Danforth

Planning Application Number: 22 138769 STE 14 OZ

Related Applications: 22 139212 STE 14 RH; 22 138768 STE 14 SA

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit the construction of a 25-storey residential apartment building at 16-26 Cosburn Avenue. The proposal would contain 299 dwelling units (including 30 rental replacement units) 32 vehicular parking spaces and 300 bike parking spaces.

The proposal results in an appropriate built form that fits with the existing and planned context of the surrounding area and appropriately transitions to lower scaled neighbourhood areas to the south and west. The report also recommends approval of the application to demolish 30 rental dwelling units, subject to the conditions set out in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 16, 20, 26 Cosburn Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment No.5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the Rental Housing Demolition Application File No. 22 139212 STE 14 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of thirty (30) existing rental dwelling units located at 20 Cosburn Avenue, subject to the following conditions:

a) The owner shall provide and maintain thirty (30) replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement during the, at minimum, 20 year period; the thirty (30) replacement rental dwelling units shall be comprised of nine (9) studio units, fourteen (14) one-bedroom units, and seven (7) two-bedroom units as generally illustrated on the plans submitted to the City Planning Division dated March 14, 2023. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b) The owner shall, as part of the thirty (30) replacement rental dwelling units required in Recommendation 3.a above, provide at least nine (9) studio units, twelve (12) one-bedroom units, and six (6) two-bedroom units replacement rental dwelling units at affordable rents, defined as gross monthly rent no greater than one times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation and two (2) one-bedroom units and one (1) two-bedroom unit at mid-range rents, defined as gross monthly rent that exceeds Affordable Rent but is no greater than 1.5 times the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation, all 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 for all Eligible Tenants of the thirty (30) existing rental dwelling units proposed to be demolished at 20 Cosburn Avenue, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents 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 Tenant Relocation and Assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

e) The owner shall provide tenants of all thirty (30) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 25-storey residential building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

f) The owner shall provide ensuite laundry facilities in each replacement rental dwelling unit within the proposed residential building at no additional cost to tenants;

g) The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed residential building at no additional cost;

h) The owner shall provide and make available for rent a minimum of five (5) vehicle parking spaces to tenants of the replacement rental dwelling units;

i) The owner shall provide tenants of the thirty (30) replacement rental dwelling units with access to bicycle parking, visitor parking, and storage lockers on the same terms and conditions as any other resident of the proposed residential building;

j) The owner shall enter into and register on title at 16-26 Cosburn Avenue one or more agreements, to secure the conditions outlined in Recommendations 3.a through 3.i above, 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.

4. 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 for the demolition of the thirty (30) existing rental dwelling units located at 20 Cosburn Avenue after all the following have occurred:

a) All conditions in Recommendation 3 above have been fully satisfied and secured;

b) The Zoning By-law Amendment has 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 permit) for the approved development on the site; and

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

5. City Council authorize the Chief Building Official and Executive Director, Toronto Building 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 Preliminary Approval referred to in Recommendation 4 above.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 16-26 Cosburn Avenue after the Chief Planner and Executive Director, City Planning Division has given 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;
- c) The owner erects the proposed residential building on site no later than four (4) years from the date that the demolition of such building 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 residential building within the time specified in Recommendation 6.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 twenty thousand dollars (\$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 demolition permit is issued.
- e) 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 any other necessary agreements.

FINANCIAL IMPACT

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

DECISION HISTORY

A pre-application meeting was held on February 10, 2022. The current application was submitted on April 26, 2022 and deemed complete on August 9, 2022.

THE SITE

Description: The site is located on the north side of Cosburn Avenue, east of Broadview Avenue. It has an irregular shape with an area of approximately 2,155 square metres and a frontage of approximately 57 metres on Cosburn Avenue. There are currently three private driveways with access onto Cosburn Avenue.

Existing Uses: The site is currently occupied by a two storey detached dwelling at 16 Cosburn Avenue, a three storey residential apartment building with surface parking in the rear at 20 Cosburn Avenue and a one storey detached dwelling at 26 Cosburn Avenue.

Existing Rental Dwelling Units

According to the plans provided by the applicant and a site visit conducted by City Planning staff on October 4, 2022, the existing rental dwelling units are comprised of the following unit types and rent classifications:

Unit Type	Affordable Rent	Mid-Range Rent	Total
Studio	9	-	9
One-Bedroom	12	2	14
Two-Bedroom	6	1	7
Total	27	3	30

At the time of this report, all 30 of the existing rental dwelling units proposed to be demolished are occupied by tenants.

THE APPLICATION

Description: A 25 storey (87 metres, inclusive of the mechanical penthouse) residential building with approximately 19,091 square metres of residential floor area.

Density: 8.86 times the area of the lot.

Dwelling Units: 299 dwelling units, including 38 studio (13%), 153 one bedroom (51%), 76 two bedroom (25%) and 32 three bedroom (11%). Nine townhouses are also proposed along the Cosburn Avenue frontage and facing the open space to the west.

Amenity Space: 1,196 square metres of amenity space (4 square metres per unit) is proposed, consisting of 618 square metres of indoor amenity space (2.1 square metres per unit) and 578 square metres of outdoor amenity space (1.9 square metres per unit). Some of the outdoor amenity is proposed as an open space of approximately 395 square metres i proposed on the west side of the property

Parking, Loading and Access: 32 vehicle parking spaces (including 16 visitor, 16 resident and 2 car share spaces) in two underground levels, 299 bicycle parking spaces (270 long term and 30 short term) and one Type G loading space are proposed. Vehicular access is provided through a private driveway on the east side of the site off of Cosburn Avenue.

Revisions: The current proposal incorporates numerous revisions from the original application including the summarized list below:

- Reduced building height from 27 storeys (92.6 metres) to 25 storeys (86.9 metres inclusive of the mechanical penthouse);
- Reduced base building height along Cosburn Avenue from 6 to 4 storeys;
- Increased setbacks on the south (front) facing façade to provide a 6-metre curb to building face setback;
- Revised setbacks on the east facing façade: a 5.5 metre setback for the ground floor to the 8th floor has been provided where no setback was proposed;
- Increased setbacks on the north (rear) facing façade: a 1.5 metre setback for the ground floor to 2nd floor and a 5.5 metre setback for floors 3-6 has been provided where no setback was proposed. The tall building setback has increased from 11 to 12 metres;
- Reduction of floor space index from 9.3 to 8.86 times the area of the lot;
- Reduction of vehicle parking from 69 spaces to 32 spaces; and
- Increase of dwelling units from 272 to 299

These changes among other specific details were incorporated into the resubmission to address comments that were provided by City staff and through community consultation and correspondence with members of the public.

Reasons for the Application: The Zoning By-law Amendment proposes to amend performance standards including but not limited to: building height, density, vehicular parking and loading space requirements.

Additional Information:

See Attachments No.1 to this report for the location map, Attachment No. 2 for the project data. Attachment No. 6 for the site plan, Attachment No. 7 for a Ground Floor Plan and Attachments No. 8 and No. 9 for three dimensional representations of the current proposal in context.

Site Plan Control: The proposal is subject to Site Plan Control. A Site Plan Control Application was submitted concurrently with the application and is under review.

Agency Circulation: The application, together with the reports/studies submitted in support, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Rental Housing Demolition Application: 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.

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, and shall conform to provincial plans.

Major Transit Station Area (MTSA): The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas along priority transit corridors or subway lines. MTSA's are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The City has adopted a site-specific policy defining an MTSA around the planned Cosburn Ontario line stop at Cosburn and Pape, and the site is within this MTSA. This policy is not yet in force and is awaiting a decision by the Province.

Official Plan: The land use designation for the site is Apartment Neighbourhoods. See Attachment No. 3 of this report for the Official Plan Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size, and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning: RA (d2.0) Residential Apartment. This zone permits a range of building types including an apartment building. The maximum permitted height is 24 metres and the maximum permitted density is 2 times the area of the lot. See Attachment No. 4 of this report for the Existing Zoning By-law Map.

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;
- Best Practices for Bird-Friendly Glass;
- Pet-Friendly Guidelines; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

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

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on January 18, 2023. Approximately 50 people participated, as well as the Ward Councillor. Following presentations by City staff and the Applicant, the following comments and issues were raised:

- the proposal is not large enough to address the demand for housing in the City;
- compatibility of a tall building with the existing low-rise buildings on the block;
- shadow impacts of the proposed building on adjacent buildings;
- the lack of affordable housing proposed and why inclusionary zoning is not being applied on the site;
- the ability of current tenants to return to the replacement units;
- not enough vehicle parking spaces provided;
- impact of the development on local traffic;
- the building is too tall;
- there are insufficient setbacks and not enough green space; and
- there is a lack of community facilities in the area, especially schools and hospitals, to support the additional density proposed.

TENANT CONSULTATION

On May 18, 2023, staff held a tenant consultation meeting with impacted tenants to provide an overview of the City's housing policies, the impact of the rental demolition proposal on tenants, and the proposed tenant relocation and assistance plan. The meeting was held virtually and attended by 10 tenant households, City Staff, the local Councillor's office, and the applicant.

Tenants asked questions about project timelines, the ability for tenants to return to a different unit type, unit design features and proposed amenity space programming, the availability of parking and storage lockers in the new building, permitted rent increases for replacement rental units, and clarification on the rent gap payments.

COMMENTS

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

Staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) and the Growth Plan. Staff have

determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Considerations section of the report as well as the policies of the Official Plan as a whole. The proposed development would result in a 25-storey residential apartment building. The Healthy Neighbourhood policies of the Official Plan direct that Apartment Neighbourhoods are residential areas with taller buildings and higher density than Neighbourhoods and are considered physically stable. The Official Plan Apartment Neighbourhood policies direct that a greater scale of buildings is permitted, and while significant growth is not anticipated on a city-wide basis, opportunities exist for the redevelopment of underutilized or vacant sites. A tall residential apartment building is consistent with the Official Plan designation.

Public Realm and Streetscape Improvements

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building will provide a minimum of a 6 metre curb to building face distance along the entire Cosburn Avenue frontage, which would include a 2.1 metre pedestrian clearway. The main pedestrian entrance providing access to the residential lobby faces Cosburn Avenue.

Street trees will not be possible due to utility conflicts. The applicant has proposed tree planting and landscape treatments abutting the sidewalk on the site, and has provided adequate space for soil volume to accommodate these plantings. Further design of the public realm, including the opportunity to provide more soft landscaping and tree planting on the site and within the public right of way will be explored during the Site Plan Control process to achieve a more sustainable development.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and Landscape Plan, which outline a total of two privately owned trees on the site to be removed to facilitate the development. One new private tree is proposed to be planted. Opportunities for further tree planting within the open space on the west side of the site and abutting the sidewalk along Cosburn Street will be investigated through the Site Plan Control process.

The applicant will be required to submit an application to remove/destroy trees on private property in order to meet the criteria under the City's tree protection by-laws.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of

this application are in an area with [28 + square metres](#) of parkland per person, which is comparable to the City-wide average provision of 28 square metres of parkland per person (2022).

At the alternative rate of 1 hectare per 600 units specified in [Section 42 of the Planning Act](#), the parkland dedication requirement is 4,983 m² or 231 % of the site area.

However, for sites that are less than 5 hectares in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 215.6 m².

As per the Toronto Municipal Code Chapter 415-26, Parks, Forestry & Recreation are requesting the conveyance of lands off-site that would expand an existing park or create a new park as the required parkland dedication. The off-site parkland is to be to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor, and be located adjacent to the 5-19 Cosburn Avenue and 8-40 Gowan Avenue site where there is Council direction to secure a future public park. Once the park block has been secured, further details regarding the conditions of conveyance will be provided.

If the Owner does not provide an off-site parkland dedication, cash-in-lieu of parkland will be required. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

The Building

City Planning finds that the proposal conforms with the applicable Official Plan policies with respect to built form, massing and transition and meets the intent of the Tall Building Design Guidelines. The proposed tower has been located and massed to respect the street wall character on Cosburn Avenue, to mitigate privacy impacts and to provide acceptable separation distances to existing and future developments. Staff worked with the applicant to address and resolve community concerns including setbacks to adjacent properties and the buildings' relationship to the street.

Site Organization:

The site organization is appropriate. The proposed building is located parallel to Cosburn Avenue to define the street edge and the front yard setbacks are generally in line with the adjacent properties. The public realm and streetscape are further described above in the Public Realm and Streetscape Improvement section. An open space of approximately 395 square metres is provided on the west side of the site providing outdoor amenity for the proposed building. The main pedestrian entrance to the building faces Cosburn Avenue; entrances to the townhouse style units face either Cosburn Avenue or the open space on the west side of the site. All entrances are clearly visible and directly accessible from Cosburn Avenue.

Vehicular parking is proposed in two underground levels, accessed via a single driveway on the east side of the site with access from Cosburn Avenue. Access ramps,

loading and servicing are all contained within the building. A pick-up and drop-off parking space is being provided at the ground floor.

The building would be set back a minimum of 5.5 metres from the east lot line and a minimum of 10.5 metres at the west lot line. This is consistent with the existing context of residential apartment buildings with expansive setbacks. There would be a landscaped setback of 1.5 metres provided at the rear lot line.

Height

The proposed height of 25 storeys (87 metres, inclusive of the mechanical penthouse) is acceptable and fits within the existing and planned context of this Apartment Neighbourhood. Directly north of the site at 1175 Gamble is a 12 storey apartment building; south of the site on the other side of Cosburn Avenue at 25 Cosburn Avenue is a 22 storey building.

The area has a number of buildings of different heights including buildings varying from 6-12 storeys further east along Cosburn Avenue. Although the site does not abut any lands designated as Neighbourhoods, the proposal would fit within a 45 degree angular plane from the Neighbourhoods east of Broadview Avenue and south of Gowan Avenue, providing a transition between areas of different development intensity and scale.

Massing:

Staff are satisfied with the massing and design of building. The height of the base of the building along Cosburn Avenue is 4 storeys, and would be set back from the front lot line as follows: 2.7 metres on the ground and 2nd floors, and 2.2 metres for the 3rd and 4th floors. The 5th, 6th, and 7th floors step back an additional 1.4 metres, providing a 3.6 metre setback to the Cosburn Avenue lot line, and then the 8th to 25th storeys step back out to 2 metres. The base of the building would be set back 9.29 metres from the east lot line on the ground and 2nd floors and 5.50 metres for floors 3-8. The base of the building respects and reinforces good street proportion and pedestrian scale.

The tower has been located to provide appropriate separation distances from adjacent lot lines to ensure adequate separation distances to existing and future developments. The tower portion would be set back 12 metres from the north lot line providing a 26 metre separation to the existing 12 storey building. The tower would be set back 12.66 metres from the centre line of Cosburn Avenue. It would be set back 11.5 metres to the east for the south portion of the building and 10.5 metres for the rear portion of the tower to the east and to 10.5 metres to the west lot line. These setbacks are appropriate as the sites to the east and west do not have sufficient space to accommodate a tall building.

Staff are satisfied with the massing and design of the proposed building. The proposed tower has been located and massed to respect the street wall character on Cosburn Avenue, to mitigate privacy impacts and to provide acceptable separation distances to existing and future developments

Microclimate

The shadow impact resulting from the proposal is acceptable. The Official Plan policies state that development will be designed to limit shadow impacts on the public realm and surrounding properties and adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods. The Tall Building Design Guidelines state that every effort will be made to design and orient tall buildings to minimize their shadows on all publicly-accessible parks, open spaces, natural areas and other shadow sensitive areas.

The submitted Shadow Study notes that the proposal would cast shadow in the morning on three houses in the Neighbourhood east of Broadview Avenue in the Spring/Fall Equinox, which is cleared by approximately 11:18 am; there is no shadow impact on the Neighbourhood south of Gowan Avenue. The proposal would cast a shadow on Broadview Avenue in the morning and is cleared by 11:18 am. The proposal would not cast a shadow on any public parks or natural areas.

Staff have assessed the proposed development in terms of the incremental shadow impact from the 25-storey tower and are satisfied that it adequately limits shadow impacts on shadow sensitive areas and the public realm.

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that ground level wind conditions within and surrounding the site will be acceptable for the intended pedestrian uses on a seasonal basis in the spring, summer and fall. The wind conditions at the entrance and in front of the building will be uncomfortable in the winter seasons. Mitigation in the form of wind screens and landscaping has been proposed to alleviate this condition. A planter and a 1.1 metre high wind screen are proposed to mitigate wind conditions on the outdoor amenity space proposed on the 7th floor. City Planning will require an updated wind study through the Site Plan Control process to further clarify opportunities to refine the design and any remaining necessary mitigation measures for the ground floor and outdoor amenity area.

Amenity Space

Amenity space for the building is proposed on the ground and 7th floors and meets the minimum requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569- 2013. A total of 1,196 square metres of amenity space is proposed including 618 square metres of indoor amenity space (2.06 square metres/unit) along with 578 square metres of outdoor amenity space (1.93 square metres/unit).

Detailed 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) will be reviewed and secured through the Site Plan Control process.

Rental Demolition and Replacement

In accordance with Official Plan policy 3.2.1.6, all 30 existing rental dwelling units will be replaced in the new development with new units of the same type. The unit sizes of the replacement rental units are proposed to match the sizes of the existing rental units. The applicant has agreed to provide and maintain the 30 replacement rental dwelling as rental housing within the proposed development for at least 20 years, beginning on the date that each replacement rental dwelling unit is first occupied.

The applicant has confirmed that tenants of the existing rental units would reserve the right to return to a replacement rental unit at similar rent. Tenants who return to the replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the units until their tenancies end. Rents for replacement rental units without returning tenants would not exceed the City's affordable or mid-range rent thresholds for a period of at least 10 years.

All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle parking, and all indoor and outdoor amenities, at no extra charge, on the same terms and conditions as any other resident of the building. There are 5 vehicle parking spaces proposed for tenants of the replacement rental units, which reflects the number of existing tenants that currently lease a parking space. Returning tenants that previously leased a vehicle parking space would have first priority for the 5 parking spaces in the new building, at similar monthly charges to what they previously paid.

Tenant Relocation and Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to mitigate hardship will be provided to all eligible tenants residing in the 30 existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared with tenants at the tenant meeting on May 18, 2023, all eligible tenants will receive the following:

- at least six months' notice of the date that they must vacate their rental unit;
- the right to return to a replacement rental dwelling unit of the same unit type in the new building at similar rents;
- compensation equal to three months' rent pursuant to the *Residential Tenancies Act*;
- monthly rent-gap payments equivalent to the difference between the monthly rent paid by each eligible tenant and the Market Area Rent, which has been defined as Private Apartment Average Rents, by unit type, for Zone 9 (East York) as reported annually by the Canada Mortgage and Housing Corporation. The rent-gap payment will be equal to the total accrued monthly rent-gap over at least the estimated thirty-six (36) month construction period, with additional payments in increments equal to six (6) months' rent-gap payments, or another timeline approved by the Chief Planner and Executive Director, City Planning Division, if construction is delayed or takes longer than anticipated;
- move-out and move-back moving allowances;

- a rental leasing agent available upon request to assist tenants with finding interim accommodation; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning Division.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices. Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The replacement housing and tenant assistance matters will be secured through one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Affordable Housing

Affordable Housing is a significant priority for the City and City Planning staff advocate for the inclusion of affordable housing units on any project where it is possible. The applicant will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit. The CBC can be satisfied by a cash payment or the City may allow for affordable housing to be provided as a CBC in-kind contribution, provided both the applicant and City agree to the proposal. At this time, the applicant is not supportive of providing affordable housing as a CBC contribution.

Unit Mix

A total of 299 residential units are proposed consisting of 38 studio units (13%), 153 one-bedroom units (51%), 76 two-bedroom units (25%), and 32 three bedroom units, including 9 townhouse style units (11%).

The unit mix meets the policy direction of the Official Plan to provide a full range of housing. It also meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. With regards to unit sizes, City Planning staff will continue to work with the applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, 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. The application site is located in the Danforth West Community Services and Facilities Study between Coxwell Avenue and the Don Valley, which has identified growth related needs within the study area.

Mobility

A total of 300 bicycle spaces are proposed including 270 spaces for residents and 26 short term spaces on the P1 level and 4 publicly accessible short term spaces on the ground floor. Areas for non-conventional bicycle parking as well as a bicycle maintenance facility is provided on the P1 level. Bicycles on the P1 level can be transported to the ground floor via a stramp leading to an exit on the east side of the building. Opportunities to provide more short term bicycle space on the ground floor will be explored through the Site Plan Control process.

Loading and waste collection for the building will be serviced by one Type G loading space located in the north portion of the building, south of the parking entrance, with access from the proposed driveway on the east side of the site. A pick up/drop off parking spot is proposed on the ground floor. A total of 32 vehicle parking spaces would be provided consisting of 14 resident parking spaces, 16 visitor parking spaces and two car share spaces in 2 levels of underground parking.

An Urban Transportation Considerations Report was submitted in support of the application. Transportation Services staff accept the conclusion that the proposed development will have minimal traffic impacts at the intersections within the study area and that the proposed parking supply is sufficient. Additional comments related to the detailed design of the mobility components of the proposed development, including site access and circulation, parking layout, requirements for electric vehicle infrastructure and implementing the Transportation Demand Management Plan, will be addressed through the Site Plan Control process.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have accepted their conclusions for the Zoning By-law Amendment application. Servicing and stormwater management are able to be appropriately addressed in this development scheme.

Archaeology

A Stage 1 Archaeological Assessment was submitted in support of the application. City staff have reviewed the report and agree with the conclusions that there are no further archaeological concerns regarding the subject property.

Toronto Green Standard

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

The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: cycling infrastructure and soil volume. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of residential intensification in close proximity to higher order transit in a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to nearby Neighbourhoods. Staff recommend that Council support approval of the application.

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: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Ground Floor Plan
- Attachment 8: 3D Model of Proposal in Context
- Attachment 9: 3D Model of Proposal in Context

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 16-26 COSBURN AVENUE Date Received: April 26, 2022

Application Number: 22 138769 STE 14 OZ

Application Type: Rezoning

Project Description: Proposal for a 25-storey residential building inclusive of a 4-storey podium having a gross floor area of 19,091 square metres (FSI 8.86). The proposed development includes 299 residential dwelling units. A total of 32 vehicular parking spaces in 2 underground levels and 300 bicycle parking spaces are proposed. Existing uses include a 3-storey residential rental building at 20 Cosburn Avenue and low-rise residential buildings. A Rental Housing and Screening Form submitted indicates there are 6 or more dwelling units on site.

Applicant
10000022450 ONTARIO INC
c/o Adam Brown
40 Holly St, Ste 404
Toronto, ON M4S 3C3

Architect
BDP Quadrangle
Architects Ltd
416-598-1240

Owner
1000022478
ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RA (d2.0)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,156	Frontage (m):	57	Depth (m):	44
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			670	670
Residential GFA (sq m):	1,700		19,091	19,091
Non-Residential GFA (sq m):	76			
Total GFA (sq m):	1,776		19,091	19,091
Height - Storeys:	3		25	25
Height - Metres:			86	86

Lot Coverage Ratio (%) 31.08 Floor Space Index: 8.86

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 19,091

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	29			
Freehold:	2			
Condominium:			299	299
Other:				
Total Units:	31		299	299

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		38	153	76	32
Total Units:		38	153	76	32

Parking and Loading

Parking Spaces: 32 Bicycle Parking Spaces: 300 Loading Docks: 1

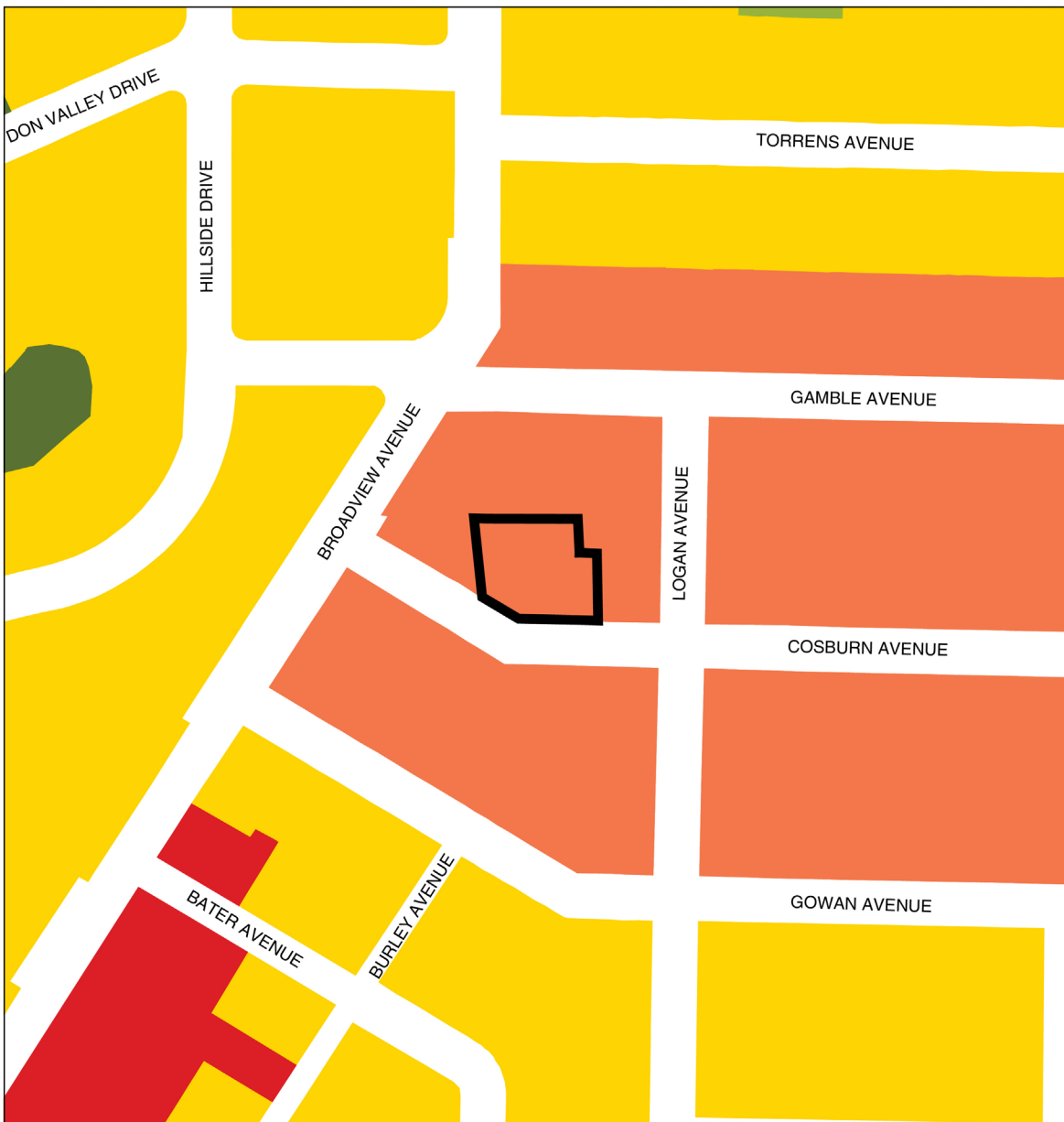
CONTACT:

Seanna Kerr, Senior Planner

416-395-7053

Seanna.Kerr@toronto.ca

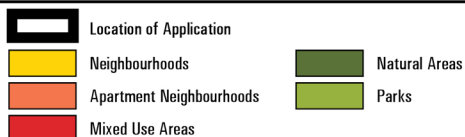
Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

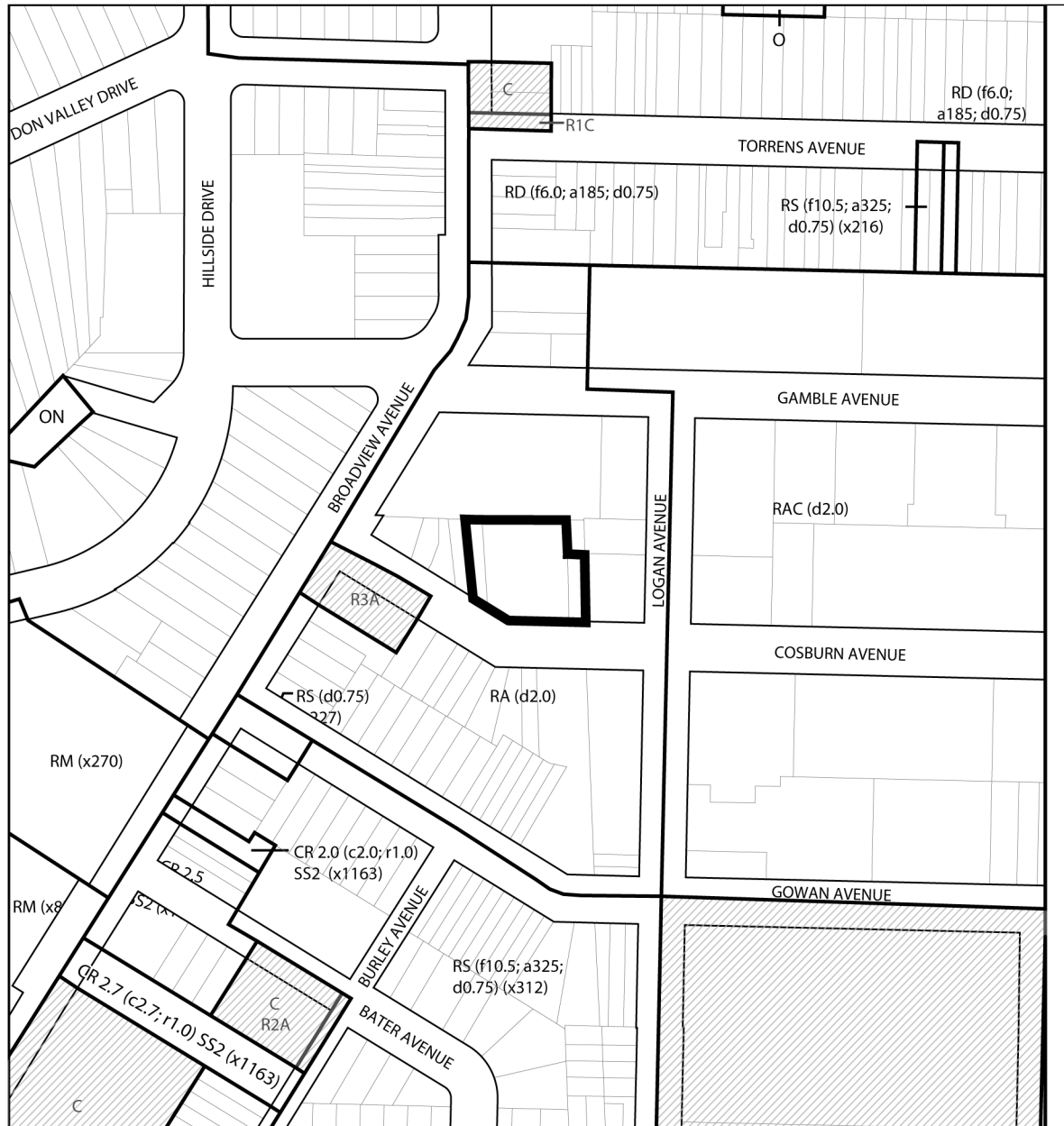
16-26 Cosburn Avenue

File # 22 138769 STE 14 0Z




 Not to Scale
 Extracted: 05/03/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

16-26 Cosburn Avenue

File # 22 138769 STE 14 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential

ON Open Space Natural



See Former Borough of East York By-Law 6752

R1C Low Density Residential
R2A Medium Density Residential
R3A High Density Residential
C Commercial

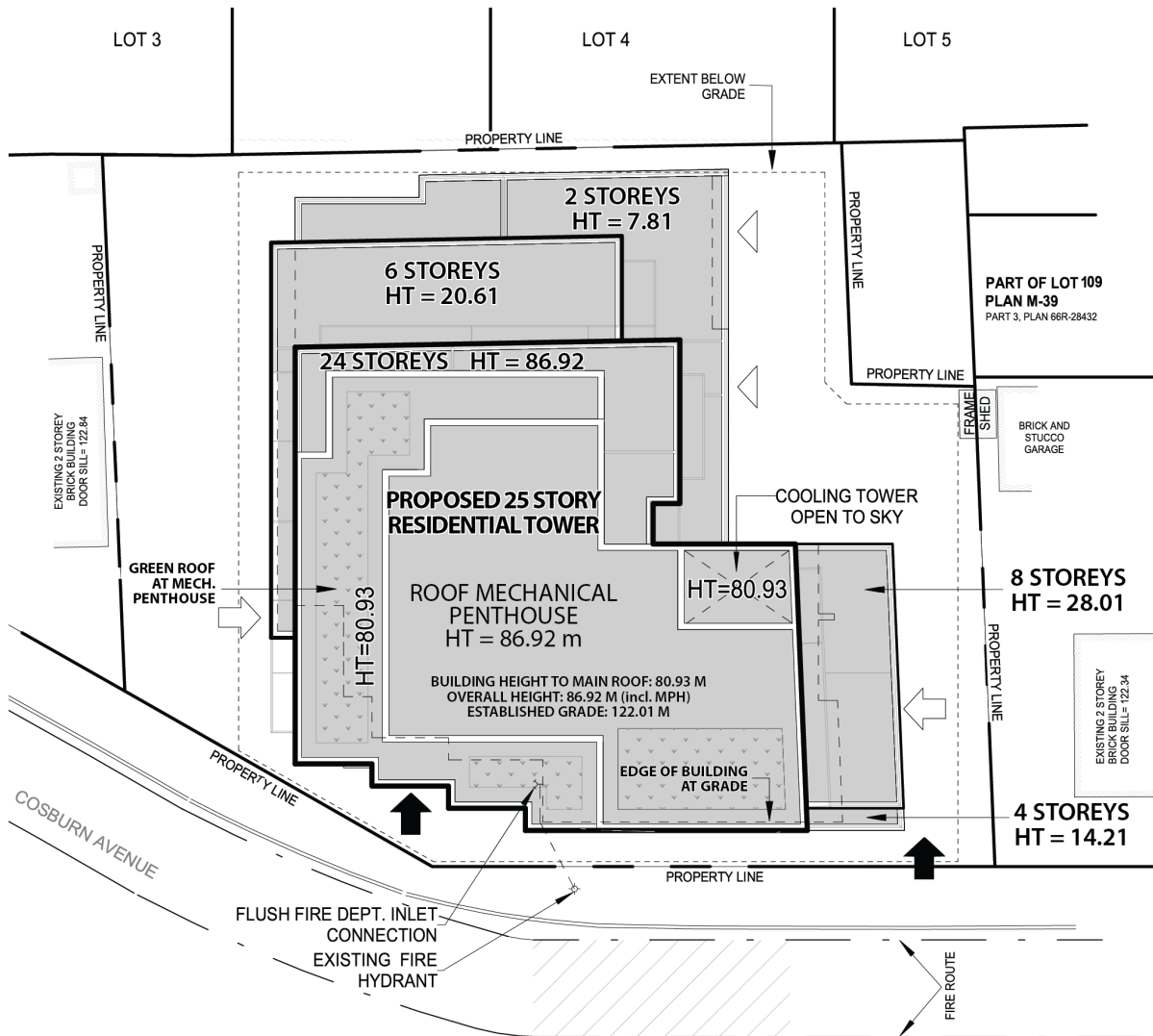


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Attachment 5: Draft Zoning By-law Amendment

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

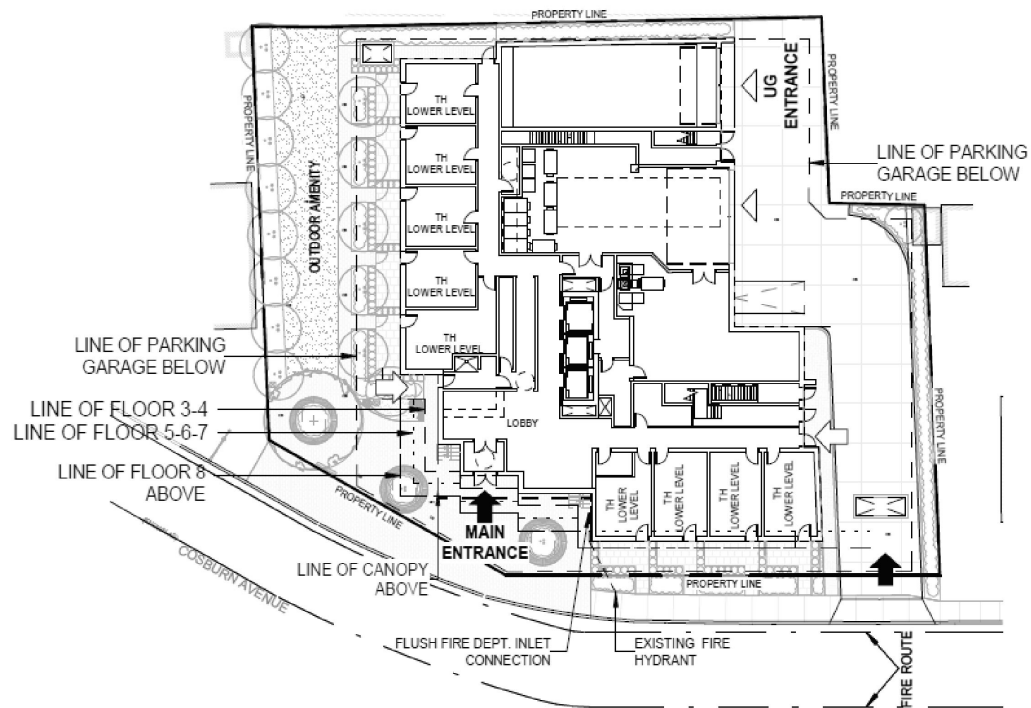
Attachment 6: Site Plan



Site Plan



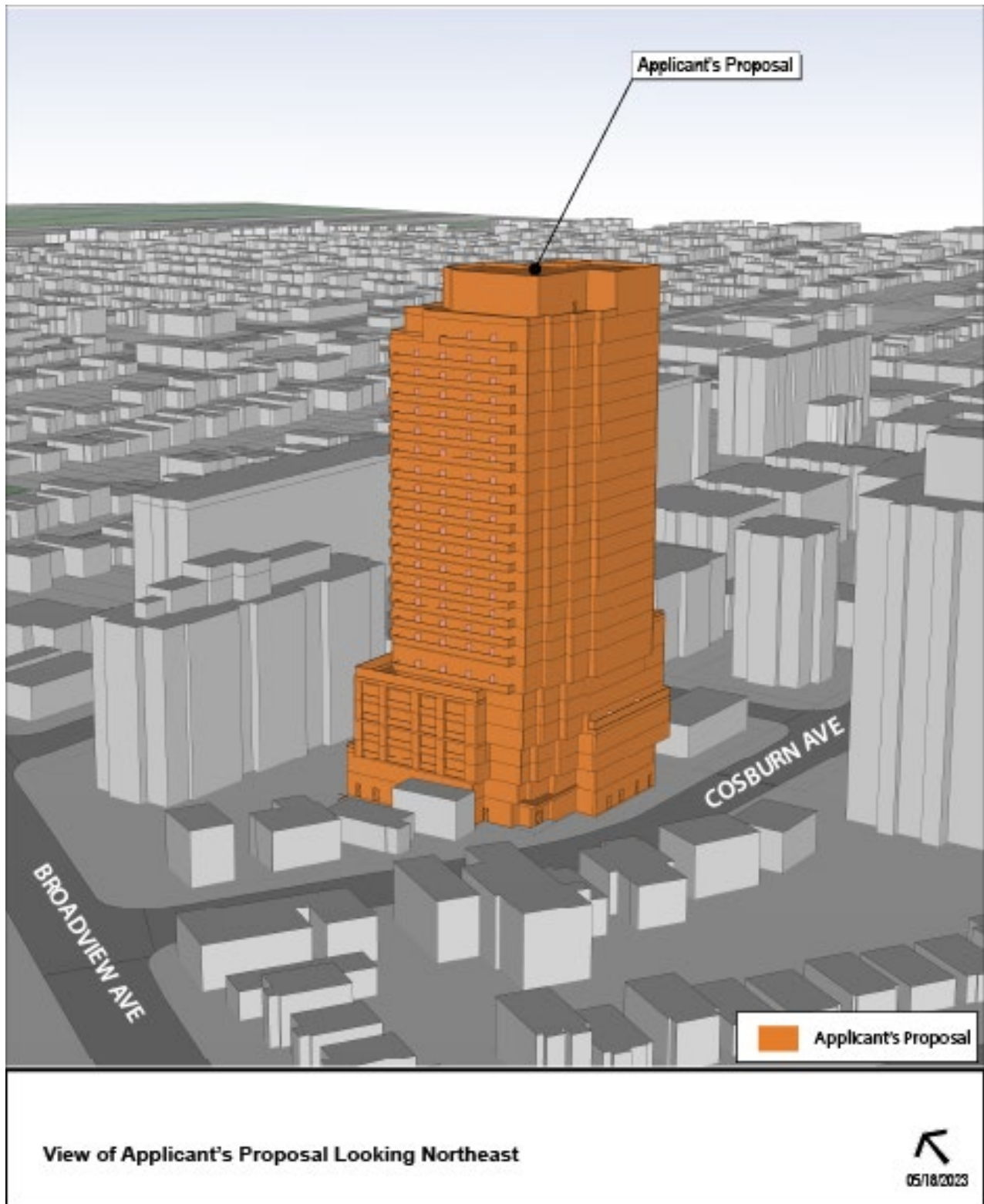
Attachment 7: Ground Floor Plan



Ground Floor Plan



Attachment 8: 3D Model of Proposal in Context: Northeast View



Attachment 9: 3D Model of Proposal in Context: Southwest View

