

775-783 Vaughan Road and 680-690 Northcliffe Boulevard – Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications – Decision Report - Approval

Date: June 12, 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 186164 STE 12 OZ and 22 186339 STE 12 RH

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law permit a 132.8-metre (38-storeys, including the mechanical penthouse) mixed-use building at the northwest corner of Vaughan Road and Northcliffe Boulevard. The proposed building would have a total gross floor area of 30,250 square metres and contain 519 dwelling units (including 16 replacement rental units), and approximately 500 square metres of non-residential space.

This report also reviews and recommends approval of the Rental Housing Demolition application to demolish 14 rental dwelling units (12 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 the Official Plan, for the lands at 775-783 Vaughan Road and 680-690 Northcliffe Boulevard substantially in accordance with the draft Official Plan Amendment included as Attachment 8 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 775-783 Vaughan Road and 680-690 Northcliffe Boulevard substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

4. City Council approve the Rental Housing Demolition application (File No. 22 186339 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 14 existing rental dwelling units at 775-783 Vaughan Road and 680-690 Northcliffe Boulevard, subject to the following conditions:

a) The owner shall provide and maintain 16 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 16 replacement rental dwelling units shall collectively contain a total gross floor area of at least 1,197 square metres and be comprised of 2 studio units, 4 one-bedroom units, 7 two-bedroom units, two three bedroom units and 1 four-bedroom unit, as generally illustrated in the plans prepared by Studio JCI and dated May 12, 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 16 replacement rental dwelling units required in Recommendation 4.a above, the owner shall provide and maintain at least 2 studio units, 2 one-bedroom units, 2 two-bedroom units, and 1 four-bedroom unit at affordable rents, as currently defined in the Official Plan, and 2 one-bedroom units, 5 two-bedroom units, and 1 three-bedroom unit at mid-range (moderate) rents, 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. The rent of the 1 remaining three-bedroom replacement rental unit shall be unrestricted;

c) The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 14 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 16 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 or shared laundry facilities 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 per replacement rental unit, for a total of 16 storage lockers for all replacement rental units, at no additional cost to tenants;
- h) The owner shall provide and make available 2 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. The owner is not required to make vehicular parking available to new tenants of the replacement rental units or returning tenants whose lease agreements for their existing rental units excluded vehicular parking;
- 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 16 replacement rental units required in Part 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 4.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 14 rental dwelling units at 775-783 Vaughan Road and 680-690 Northcliffe Boulevard after all the following has occurred:

- a) All conditions in Recommendation 4 have been fully satisfied and secured;
- b) The Official Plan and Zoning By-law Amendment 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 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 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 775-783 Vaughan Road and 680-690 Northcliffe Boulevard after the Chief Planner and Executive Director, City Planning has given the Preliminary Approval referred to in Recommendation 6 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 16 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.

10. 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.

11. 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 northwest corner of Northcliffe Boulevard and Vaughan Road. The site is approximately 1,991 square metres in size with a frontage of 79.7 metres on Northcliffe Boulevard and 37.3 metres on Vaughan Road. The site is generally rectangular in shape and forms a triangle at the intersection.

Existing Use: A series of 9 two-storey buildings with a mix of commercial and residential uses.

Existing Rental Dwelling Units: A total of 14 existing rental dwelling units (1,194.7 square metres), including 4 one-bedroom units, 7 two-bedroom units, 2 three-bedroom units, and 1 four-bedroom unit. Currently, 12 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
One-bedroom	2	2	0	4
Two-bedroom	2	5	0	7
Three-bedroom	0	1	1	2
Four-bedroom	1	0	0	1
Total	5	8	1	14

THE APPLICATION

Description: A 132.8-metre (38-storeys including mechanical penthouse) mixed-use building.

Density: Approximately 30,250 square metres of gross floor area, resulting in a floor space index of approximately 15 times the area of the lot.

Dwelling Units: 519 dwelling units (including 16 replacement rental units), includes 63 studio (12.1%), 324 one-bedroom (62.4%), 82 two-bedroom (15.8%), and 33 three-bedroom and 17 four-bedroom units (9.7%).

Replacement Rental Units: 16 replacement rental units (1,197.61 square metres), includes 2 studio units, 4 one-bedroom units, 7 two-bedroom units, 2 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 775-783 Vaughan Road and 680-690 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 a similar unit size, and at similar rent, as the rental unit they currently occupy;
- At least six months' notice before having to vacate their existing dwelling unit;
- Financial compensation, above and beyond that required under the Residential Tenancies Act, 2006 (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.

Non-residential component: 507.5 square metres of commercial space at ground level.

Access, Parking, and Loading: The primary pedestrian entrance would be located along Northcliffe Boulevard. Vehicle access and egress would be provided on Vaughan Road with a driveway located along the south west corner of the site. Enclosed Type-G and Type-C loading spaces would be provided at parking level 1, with access from the

driveway. A total of 18 parking spaces would be provided in a below-grade parking garage, and a total of 520 bicycle parking spaces would be provided at various locations throughout the building.

Additional Information: See Attachments 2, 3, 4, and 5 of this report for: the Application Data Sheet; a three-dimensional representation of the project in context; a site plan of the proposal; and the proposed ground floor 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=pNWyD2XJqPHyF9Gu4zn8BA%3D%3D>

Reasons for the Application: The Official Plan Amendment is required because a tall building is proposed in a location that is in proximity to but not at the intersection of Eglinton Avenue West and Dufferin Street, as stated in Section (e)(iii) in Site and Area Specific Policy 477.

The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to change the zone category from Residential Apartment to Commercial Residential and 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 6 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy 447: Dufferin Focus Area, which requires that tall buildings be incorporated at the intersection of Eglinton Avenue West and Dufferin Street, and generally implement the Tall Buildings Guidelines.

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.

Eglinton Avenue Urban Design Guidelines: approved by Council in August 2015 and are intended to provide guidance in implementing specific elements of the Eglinton Vision and Public Realm Concept Plan contained in the Eglinton Connects Planning Study.

Zoning: RA (x777) under Zoning By-law 569-2013. This zone permits a range of residential uses, and other conditional uses. The maximum permitted height for apartment buildings is 24.0 metres or 8-storeys. See Attachment 7 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;
- Eglinton Avenue Urban 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-planguidelines/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/city/government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on November 24, 2022. Approximately 14 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;
- Concern about the proposed low parking rate, as it may result in an increase in residential street parking permit requests;
- Support for the low parking rate;
- Desire for commercial retail and office uses to be included in the proposed development;
- Desire for small or "micro" retail units;

- Support for the proposed geothermal system;
- Support for the proposed increased setbacks at grade; and
- Request that a Community Benefits Agreement be considered.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed mix of uses and retail unit sizes, setbacks, and parking rate are addressed in the Comments section below.

Tenant Consultation

On May 25, 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 proposed Tenant Relocation and Assistance Plan. The meeting was held virtually and attended by 2 existing tenants, the applicant, 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 have the opportunity to return to the replacement 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 rent increases would be calculated over the construction period;
- How tenants will find alternative interim accommodation in the neighbourhood;
- How the financial compensation provided under the Tenant Relocation and Assistance Plan would be calculated and administered to tenants; and
- How the City determines whether a tenant is an Eligible Tenant (eligible for the Tenant Relocation and Assistance Plan) or a Post-Application Tenant (not eligible for the Tenant Relocation and Assistance Plan).

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have the opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for relevant matters of provincial interest set out in the Planning Act. Staff have 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 in conformity with the Growth Plan.

Rental Housing Demolition and Replacement

Staff are satisfied with the proposed rental replacement of the 14 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 rental units.

The applicant is proposing to replace an existing three-bedroom and four-bedroom rental unit that are 134.2 and 157.3 square metres in size, respectively, with 2 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 (100.89 and 115.01 square metres). The remaining floor area will be used to create 2 net new affordable studio units.

The total gross floor area of all 16 replacement rental units is 1,197.61 square metres, which exceeds the existing total gross floor area of the 14 existing rental units (1,194.7 square metres), and all bedrooms within the replacement rental units will be located on an exterior wall with windows, which is an improvement from the existing condition.

City staff are supportive of this approach since some of the existing floor area is located below-grade and/or used as storage and tenants of the replacement rental units would have access to a storage locker in the new building free of any additional charge. This creates the opportunity to provide 2 new affordable rental units while ensuring tenants can return to replacement rental units of comparable sizes in terms of livable floor area.

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 775-783 Vaughan Road and 680-690 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 63 studio (12.1%) of the 519 net new dwelling units (including replacement rental units) as studio units, 324 (62.4%) as one-bedroom units, 82 (15.8%) as two-bedroom units, and 50 (9.7%) 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

Tall Building Location

SASP 447 (Dufferin Focus Area) specifies that tall buildings are permitted on lands located at the intersection of Dufferin Street and Eglinton Avenue West. The proposed Official Plan Amendment would allow a tall building in a location that is in proximity to, but not at the intersection of Eglinton Avenue West and Dufferin Street.

The proposed building height of 132.8-metre (38-storeys, inclusive of the mechanical penthouse) is appropriate given the site's location approximately 200 metres from the future Fairbank LRT station, within a proposed PMTSA, and approximately 1000 metres west of the Eglinton West subway station.

The Block Context Study submitted in support of the application, demonstrates that appropriate tower separation distances can be achieved on future assembled sites to the west and north of the site. The proposed tall building is within the same block and steps down from the approved height of 137.6 metres (41-storeys inclusive of the mechanical penthouse) at the southeast corner of Eglinton Avenue West and Dufferin Street (1801-1807 Eglinton Avenue West), and provides a gradual transition to smaller scale buildings to the east and south.

In this instance, a tall building is appropriate and allows for a comprehensive redevelopment of the site which meets the policies of the Official Plan and will create a balance of commercial and residential uses, and an enhanced public realm that would support reduced automobile dependency and the needs of the future and existing residents.

Massing - Base Building component

The proposed 7-storey base building provides an appropriate streetwall height of approximately 22.8 metres on Northcliffe Boulevard and Vaughan Road, framing each street with good proportion and fitting with the existing and planned context. The base building would also incorporate active ground floor uses which are desired by the community.

At the ground floor level, the proposed development would be set back 8.38 metres from the curb along the west side of Northcliffe Boulevard, slightly narrowing along the northern portion of the building, and 8.15 metres from the curb along the north side of Vaughan Road. Due to the triangular shape of the lot at the intersection, the setback is approximately 12.5 metres from the curb at this point.

The 7th floor and the mezzanine level above, provide stepbacks in order to provide an architectural reveal and break up the massing between the base building and tower components of the building.

The proposal would provide a significant setback from the curb on two street frontages, and opportunity for an enhanced public realm that is able to accommodate retail patio and public seating, tree planting and other soft landscaping. This proposal achieves the public realm concept envisioned by the Eglinton Connects Study and the Eglinton Connects Urban Design Guidelines

Massing - Tower component

At the closest point the tower component is set back 18.8 and 12.5 metres from the south and north property lines, respectively. The northern portion of the tower is shifted back from Northcliffe Boulevard, and setback approximately 3.0 and 10.5 metres from the east and west property lines, respectively. The southern portion of the tower is shifted closer to Northcliffe Boulevard and setback approximately 0.5 and 11.5 metres from the east and west property lines, respectively. The shifting of each tower component would 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 school to the west; the public realm; and, provides adequate sky view, daylighting, and privacy.

Shadow Impact

The proposed buildings have been massed, located and articulated, with appropriate separation distance, to limit shadow impacts on surrounding areas and maintain sky view in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines. The applicant submitted shadow studies which show the extent of the shadow from the proposed buildings during the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21).

The shadow studies demonstrate that the proposal would minimally shadow the public sidewalks along Eglinton Avenue West and Northcliffe Boulevard. The proposed building would also shadow the school field at St. Thomas Aquinas School starting at 5:18 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 building and are satisfied that it would adequately limit shadow on shadow-sensitive areas, parks, and the public realm.

Wind Impact

The applicant has submitted a Pedestrian Wind Assessment, prepared by Rowan Williams Davies and Irwin Inc. (RWDI), dated July 15, 2022 and revised on March 23, 2023. The results of the computational fluid dynamics (CFD) study identified high wind activity and uncomfortable pedestrian wind conditions at the southern corner of the

development in the winter season. Uncomfortable wind conditions, unsuitable for sitting, were also identified on the ground and 7th floor amenity terraces.

An Opinion Letter from RWDI, dated May 5, 2023, identified proposed built-form and landscape features to mitigate the high wind activity and impacts, including wind screens, pergolas, trees and bushes.

City Planning staff have reviewed the Pedestrian Level Wind Assessment and are satisfied with the recommendations contained within the study, subject to further testing and assessment for additional mitigation strategies. The effectiveness of all proposed wind control features will be further quantified and evaluated through required wind tunnel testing as part of Site Plan Control.

Amenity Space

Amenity space for building residents is proposed on the ground floor and mezzanine, 7th floor and 7th floor mezzanine, and the entirety of the 38th floor of the proposed development at a rate that would meet the minimum of 4.0 square metres of amenity space per dwelling unit (of which at least 2.0 square metres shall be indoor) contained in Zoning By-law 569-2013. The building would comprise of 1,180.6 and 899.4 square metres of indoor and outdoor amenity space, respectively.

The 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), would be reviewed and secured as part of Site Plan Control.

Tree Preservation

An arborist report was submitted indicating that 3 private trees located on the site will be impacted by the proposed development, requiring a permit to remove under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law. There are no City-owned trees regulated by the Street Tree By-law. Urban Forestry staff require an application to permit the injury of the By-law-protected trees.

Public Realm

At the ground level, the proposed building would be set back 2.0 metres from the Northcliffe Boulevard property line resulting in a setback of approximately 8.35 metres from the curb. The lobby entrance area is further set back from the curb. The northern portion of the building at ground level, is shifted forward along the property line. On Vaughan Road, the building would be set back 6.0 metres from the property line to building face, and 8.0 metres from the curb. The building would be setback approximately 12.5 metres from the curb at the intersection of Vaughan Road and Northcliffe Boulevard.

The proposed ground-level setbacks along both street frontages are an improvement from the existing condition and can accommodate a wide sidewalk and more space for pedestrians, trees, street furniture and retail patios, ensuring a vibrant and active

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 plans for 9 new street trees on Northcliffe Boulevard and 4 new street trees on Vaughan Road, and accommodates planter beds, benches, and bike rings within the public realm adjacent to the subject site.

Ground floor uses including commercial space, and the residential lobby would be located along Northcliffe Boulevard, allowing for access and views from the public realm. Commercial uses wrap around the building and continue along Vaughan Road.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan, implements the recommendations in the Eglinton Connects Study, and incorporates comments made at the public consultations regarding the public realm.

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 Urban Transportation Considerations Report and are satisfied with its conclusions. The proposed parking rate aligns with comments made at the public consultation in support of a low parking rate given the proximity to transit.

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 Lithos Group Inc., dated July 29, 2022 and revised on April 3, 2023, and a Hydrogeological Review Report, prepared by B.I.G Consulting Inc., dated April 14, 2022, and revised on March 24, 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 will also 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 approval 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 (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 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.

CONTACT

Sipo Maphangoh, Senior Planner
Tel. No. 416-338-2478
E-mail: Sipo.Maphangoh@toronto.ca

Keir Matthews-Hunter, Planner (Housing)
Tel. No.: 416-392-5092
E-mail: Keir.Matthews-Hunter@toronto.ca

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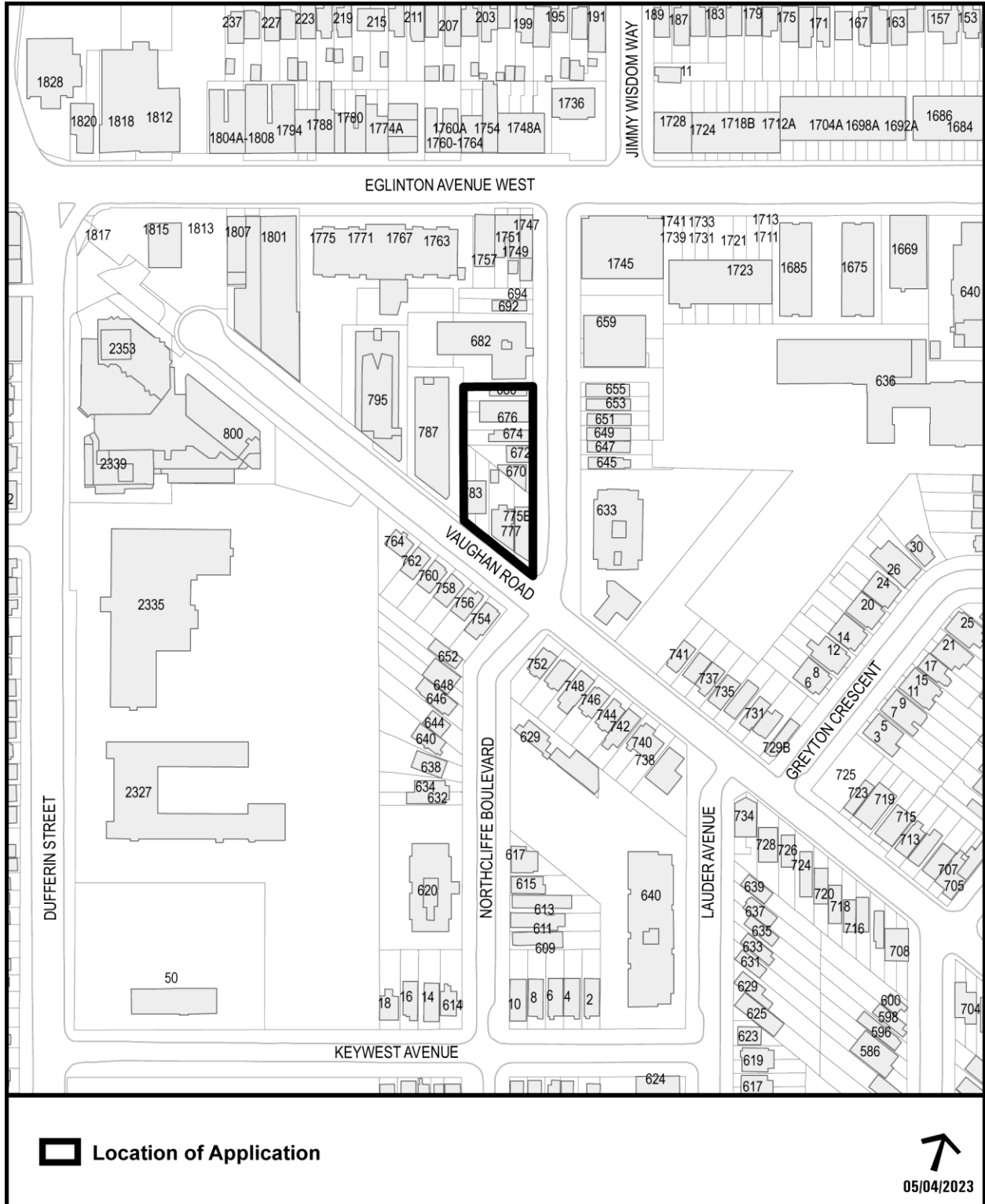


Oren Tamir, Acting Director
Community Planning, Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposed Development
Attachment 4: Site Plan
Attachment 5: Ground Floor Plan
Attachment 6: Official Plan Land Use Map
Attachment 7: Existing Zoning By-law Map
Attachment 8: Draft Official Plan Amendment
Attachment 9: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 775-783 Vaughan Road and 680-690 Northcliffe Boulevard
Date Received: August 4, 2022
Application Numbers: 22 186164 STE 12 OZ and 22 186339 STE 12 RH
Application Type: Official Plan and Zoning Amendment; Rental Housing Demolition

Project Description: A 132.8-metre mixed-use building with commercial uses at-grade, one level of below grade parking and 519 residential units, including 16 rental replacement units.

Applicant: David McKay
Architect: Studio JCI
Owner: 2857802 Ontario Inc.

Existing Planning Controls:

Official Plan Designation: Apartment Neighbourhood
Site Specific Provision: SASP 477
Zoning: RA (x777)
Heritage Designation: N
Height Limit: 24 metres/8-storeys
Site Plan Control Area: Y

Project Information:

Site Area (sq m): 1,990 **Frontage (m):** 37 **Depth (m):** 80

Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):	552	1,055	1,055
Residential GFA (sq m):	451	29,492.5	29,492.5
Non-Residential GFA (sq m):	654	507.5	507.5
Total GFA (sq m):	1,105	30,250	30,250
Height - Storeys:	2	38	38
Height - Metres:	6	132.8	132.8
Lot Coverage Ratio (%):	53.03	Floor Space Index: 15	

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 29,492.5
 Retail GFA: 507.5

Residential Units by Tenure	Existing	Proposed	Total
Rental:	14	519	519

Total Units:	14	519	519	
	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	63	324	82	50
Total Units:	63	324	82	50

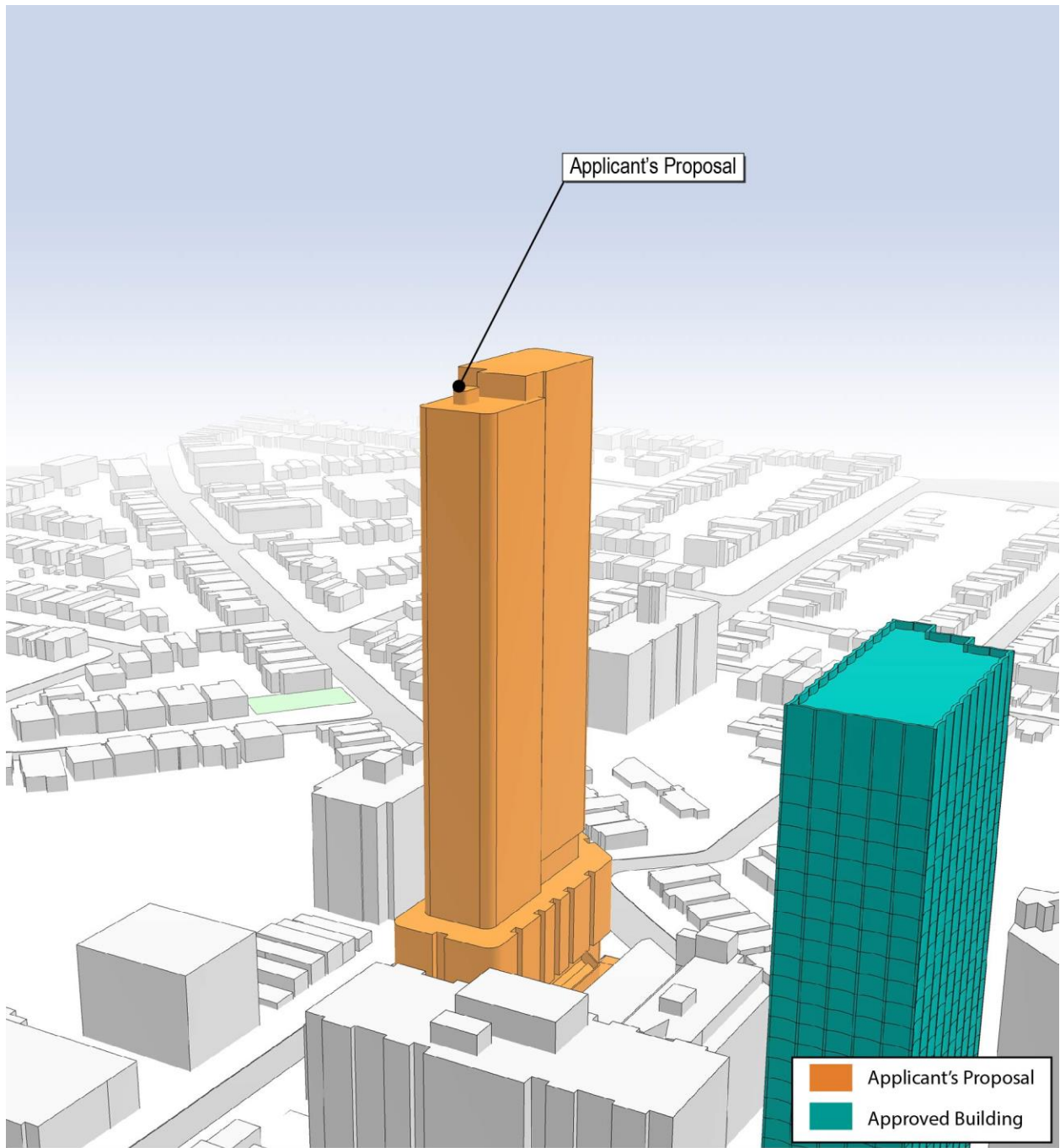
Parking and Loading

Parking Spaces: 18 Bicycle Parking Spaces: 520 Loading Docks: 2

CONTACT:

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Sipo.Maphangoh@toronto.ca

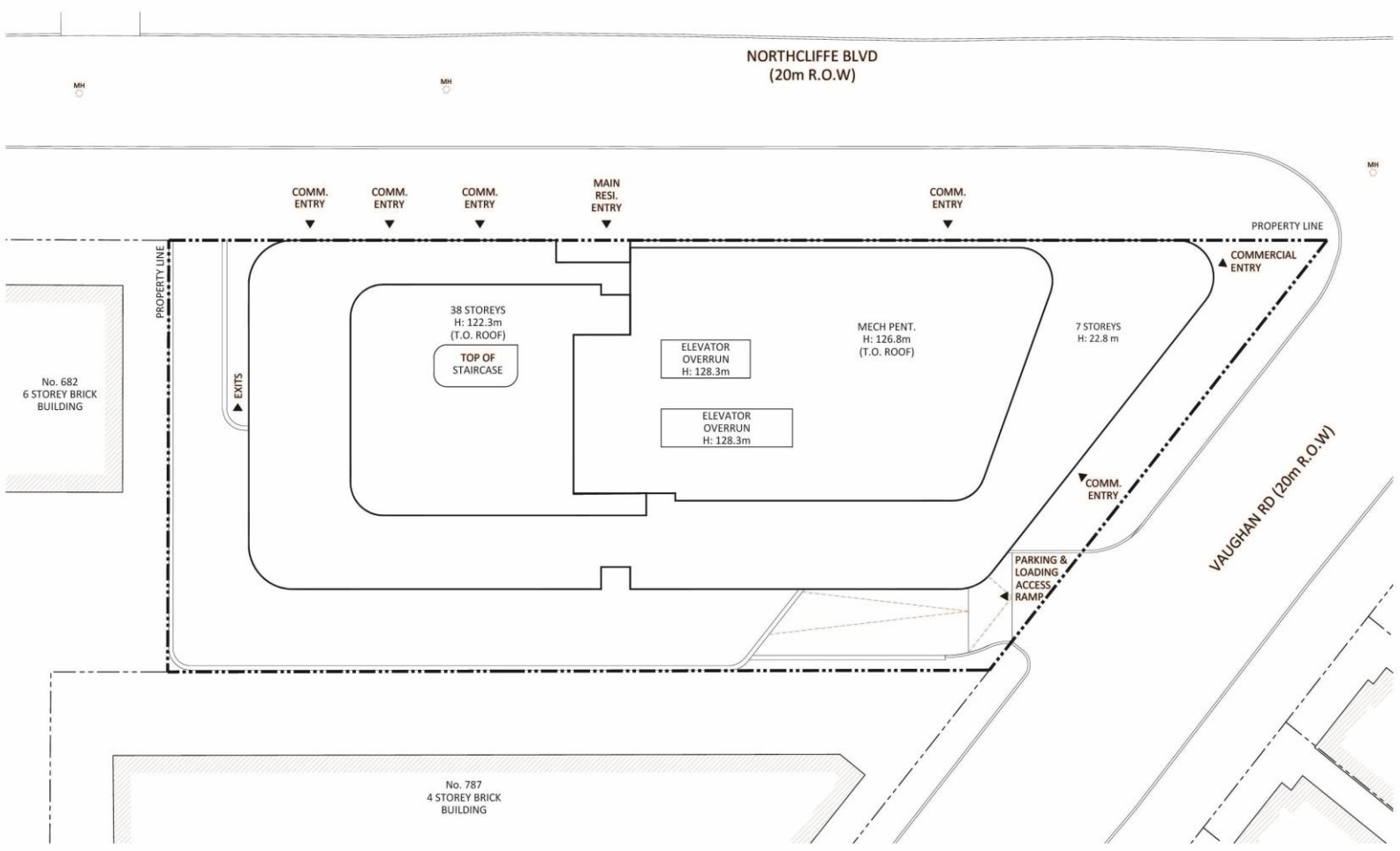
Attachment 3: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



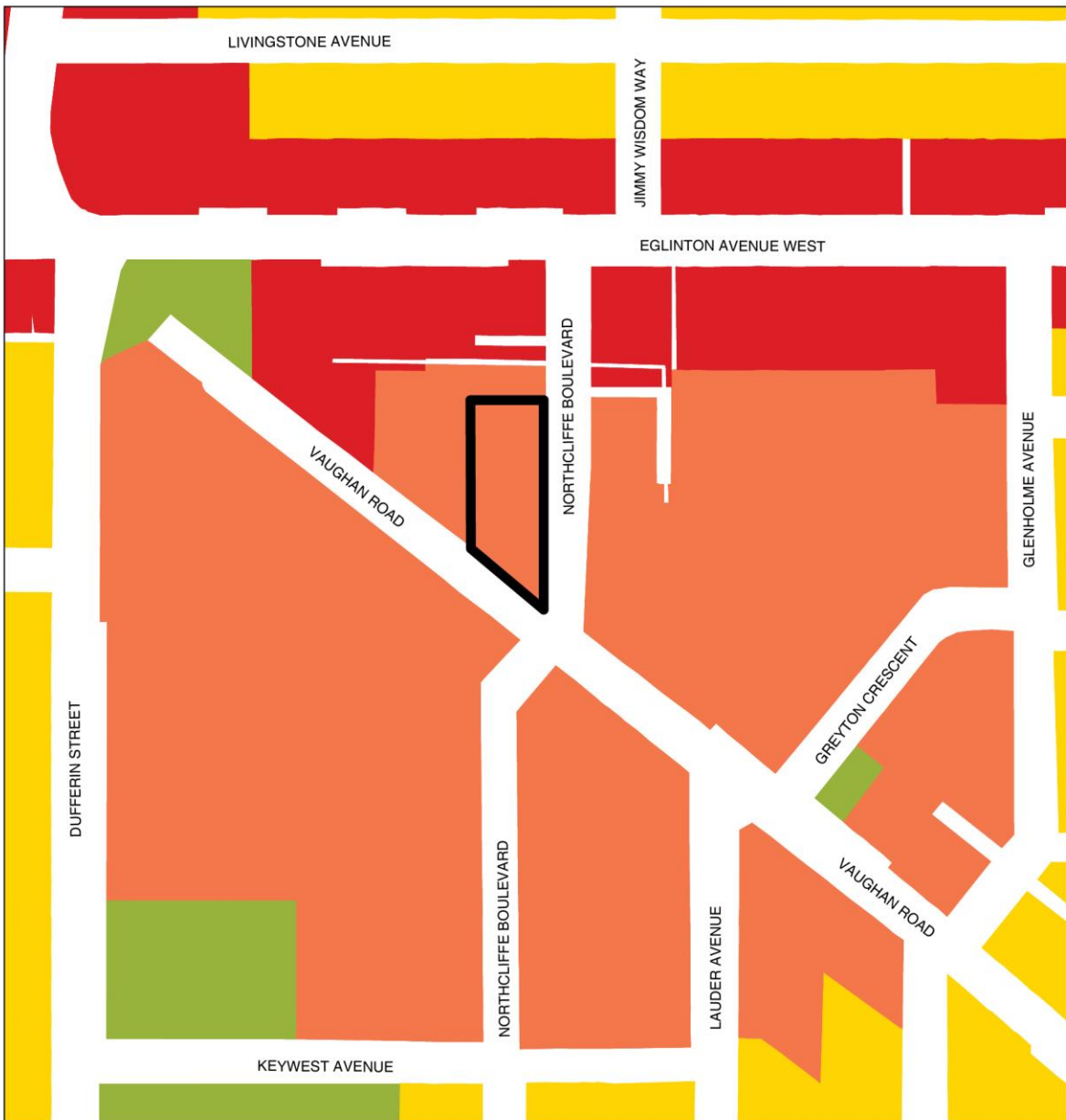
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Site Plan



Attachment 6: Official Plan Land Use Map



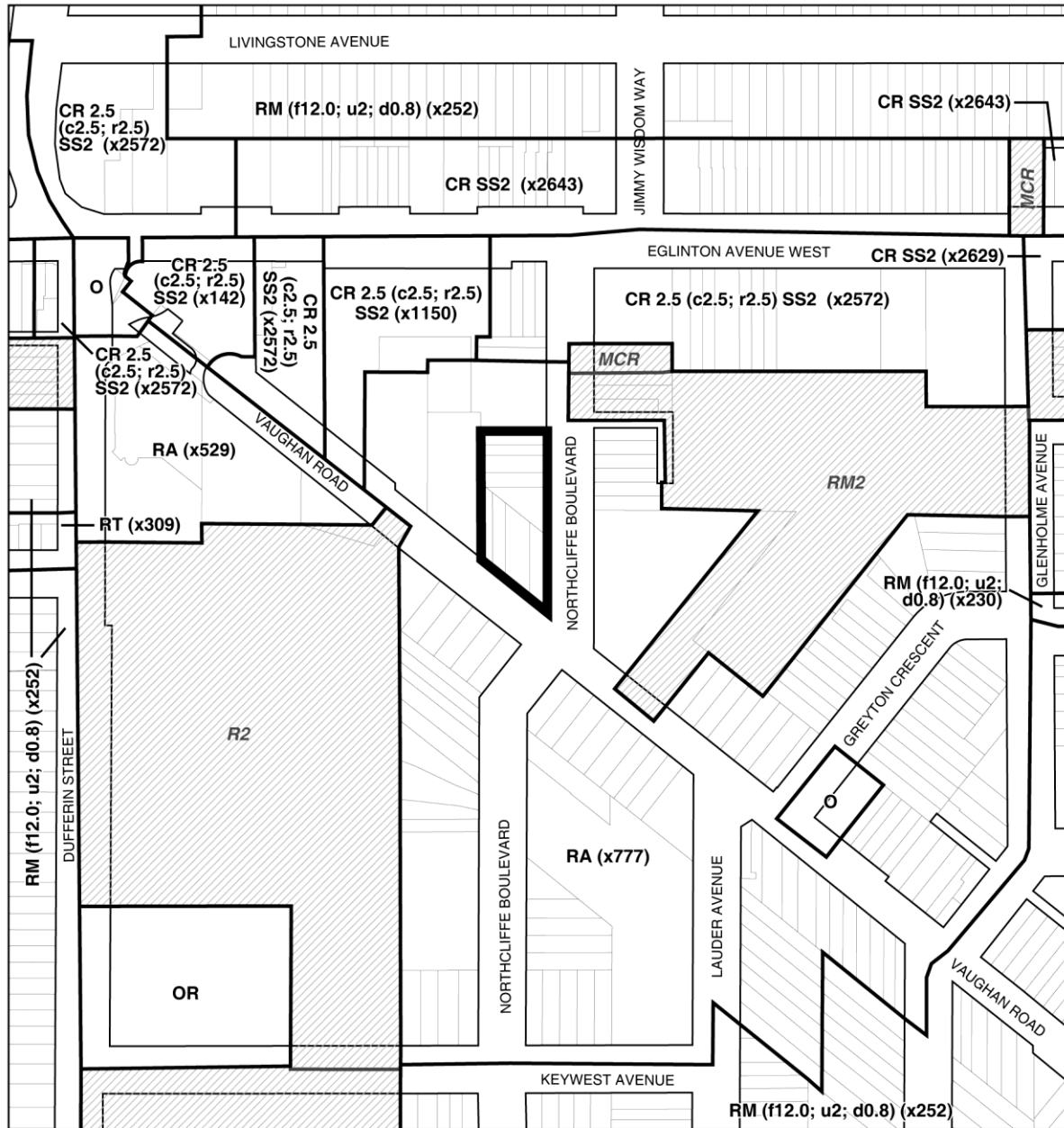
Official Plan Land Use Map #17

775 Vaughan Road
File # 22 186164 STE 12 0Z

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


Not to Scale
Extracted: 09/20/2022

Attachment 7: Existing Zoning By-law Map





Zoning By-law 569-2013

775 Vaughan Road

File # 22 186164 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: 09/20/2022

Attachment 8: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

Bill XXX
CITY OF TORONTO

BY-LAW No. XXX-202X

To adopt Amendment 663 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022, as 775-783 Vaughan Road and 670-680 Northcliffe Boulevard.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 663 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on X X, 2023.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

—

AMENDMENT NO. 663 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS
775-783 VAUGHAN ROAD AND 670-680 NORTHCLIFFE BOULEVARD

—

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy No. 477, as follows:

Add new policies (g) and (h):

(g) A tall building shall be permitted on the lands municipally know in 2022 as 775-783 Vaughan Road and 670-680 Northcliffe Boulevard, identified as “Area A” in Map 2 below, provided that the building:

i. Provides for transit-oriented development in proximity to Fairbank LRT Station at the northwest corner of Vaughan Road and Northcliffe Boulevard; and

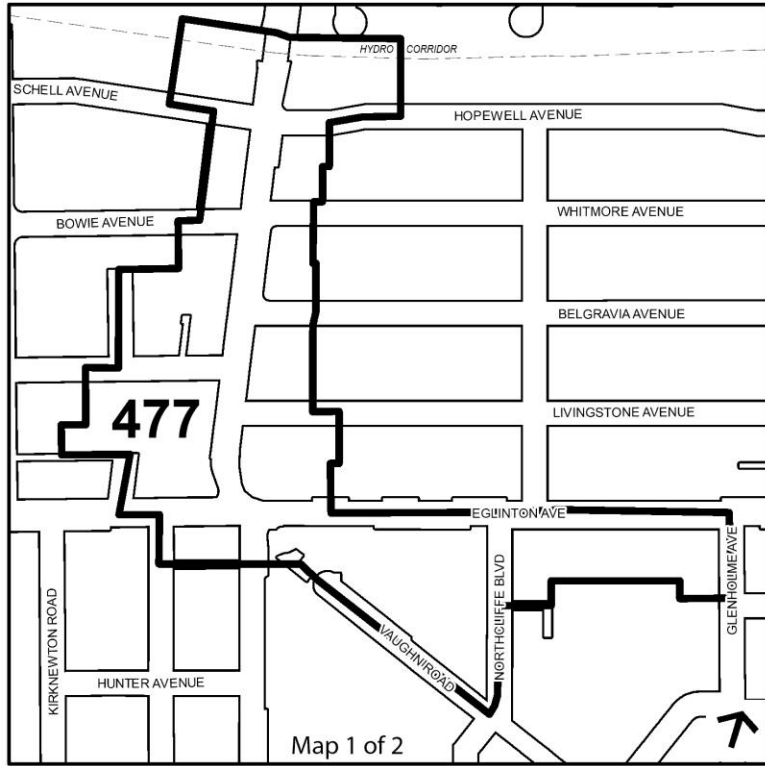
ii. Includes commercial, community, and/or home occupation uses on the ground floor;

(h) Land assembly is required within Area A to allow for the development of more intensive buildings.

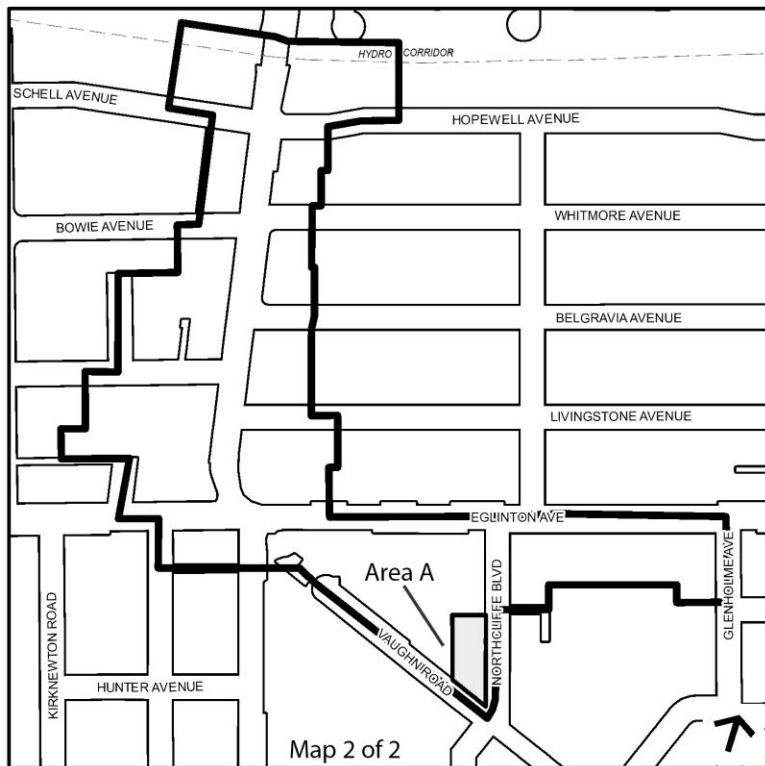
Add “Map 2 of 2” as shown on the attached Schedule 1.

Schedule 1

Map 1 – Site and Area Specific Policy 477 boundary



Map 2 – “Area A” within Site and Area Specific Policy 477



Attachment 9: Draft Zoning By-law Amendment

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