

253, 255, 259, 263 Viewmount Avenue and 12, 14, 16, 18 Romar Crescent – Official Plan Amendment, Zoning By-law Amendment Applications – Appeal Report

Date: April 10, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 – Eglinton-Lawrence

Planning Application Number: 24 171220 NNY 08 OZ

Related Application Number: 24 191529 NNY 08 RH

SUMMARY

On July 5, 2024, an application to amend the Official Plan and Zoning By-law was submitted and deemed complete on August 22, 2024 satisfying the City's minimum application requirements. The application seeks to permit two residential towers, 35 and 39 storeys in height, with a six-storey base building with 1,055 dwelling units at 253, 255, 259, 263 Viewmount Avenue and 12, 14, 16, 18 Romar Crescent. An on-site parkland dedication that expands Benner Park and provides public access from Romar Crescent is also proposed.

On February 20, 2025, the applicant appealed the Official Plan and Zoning By-law Amendment Application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame in the Planning Act.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

A related Rental Housing Demolition application has also been submitted as the proposal includes the demolition of eight residential dwelling units, three of which are rental. Should the OLT allow the appeal, staff recommend the final Order be withheld until rental housing matters have been addressed, among other matters that may also be identified.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current applications regarding the Official Plan and

Zoning By-law Amendment Application appeals for the lands municipally known as 253, 255, 259, 263 Viewmount Avenue and 12, 14, 16, 18 Romar Crescent and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

3. In the event the Ontario Land Tribunal allows the appeal in whole or in part, that City Council approve:

- a) that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 564.2 square metres, to the satisfaction of the General Manager, Parks and Recreation and the City Solicitor.
- b) the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks and Recreation and the Executive Director, Corporate Real Estate Management.
- c) a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation (PR). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The Development Review 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 August 29, 2023. The current application was submitted on July 4, 2024 and deemed complete on August 22, 2024, after a further submission of required materials.

Glencairn Planning Study

At its meeting on June 28, 2022, North York Community Council adopted a staff report and recommendation to initiate a Glencairn Subway Station planning study. This study area is bounded by the south side of Lawrence Avenue West, Dalemount Avenue to the east, the York-Kay Gardiner Beltline Trail to the south, and Capitol Avenue / Corona / Times Street to the west. The purpose of the study is to develop a planning framework in order to comprehensively plan for future growth in the area in order to achieve consistency with provincial legislation and provincial policies, specifically the Provincial Planning Statement (2024).

The recommendations directed staff to engage a consultant team to undertake the planning study, and upon conclusion of the study, to bring forward planning instruments, where appropriate, to implement the findings. Furthermore, City Planning staff are directed to coordinate active development applications with the study, and to use the study to Inform the City's position on any development applications that are received.

The decision of the Community Council meeting and the staff report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.NY33.25>

Following this direction, a consultant team was retained, and the study was initiated in August 2024. The site is within the study area of the Growing Glencairn Study ("Study"). The Study is underway with a staff report reporting on Phase 1 to be considered at the same North York Community Council meeting as this report, and the development of Phase 2 growth options preparations to begin in Q2 2025.

THE SITE AND SURROUNDING LANDS

Description

The site is located on lands municipally known as 253, 255, 259, 263 Viewmount Avenue and 12, 14, 16, 18 Romar Crescent, on the south side of Viewmount Avenue, to the east of the Glencairn Subway Station. The site is an assembly of eight lots currently consisting of single detached houses with frontage on both Viewmount Avenue and Romar Crescent. Of these eight dwelling units, three are rental units. The application proposes demolition of three existing rental units at 255 Viewmount Avenue and 12 and 18 Romar Crescent. Replacement of the rental units is not proposed.

The site has a combined frontage of approximately 61 metres on Viewmount Avenue, approximately 55 metres along Romar Crescent, and a depth of approximately 85 metres. It is generally rectangular in shape although part of the east lot line is angled as it is on a cul-de-sac of Romar Crescent and backs onto Benner Park. The site has a gross site area of approximately 5,668 square metres. See Attachment 2 for the Location Map.

Surrounding Uses

North: To the north of the site, on the north side of Viewmount are a number of single detached dwellings ranging in height of 1-2 storeys fronting onto Viewmount Avenue.

Directly across Viewmount Avenue, the properties known as 250, 252, 254, 258 Viewmount Avenue are subject to a development application that is also under appeal to the OLT (Application No. 24 185909 NNY 08 OZ).

South: To the south of the site, on the south side of Romar Crescent are a number of single detached dwellings ranging in height from 1 – 2 storeys that front onto Romar Crescent.

East: Immediately to the east of the site is 249 Viewmount Avenue, a lot developed with a single detached dwelling. To the east of this dwelling is Benner Park and then the bridge over the Allen Road and the Viewmount entrance to the TTC's Glencairn subway station on Line 1 (north side of Viewmount Avenue). Benner Park is also located immediately east of the portion of the site presently known as 18 Romar Crescent.

West: To the west of the site are further single detached dwellings of 1 – 2 storeys in height along both Viewmount Avenue and Romar Crescent. Approximately 80 metres from the site is Marlee Avenue, a north-south street with a variety of retail and residential uses along it.

THE APPLICATIONS

Description

Proposal for two towers, 35 and 39 storeys in height (107.9 metres and 119.8 metres respectively, not including 6.0 metre high mechanical penthouses), with a six-storey (19 metre) base building. An eight-storey podium element connects the two towers and terraces down to ground-level outdoor amenity spaces and Benner Park. Ground related townhouse units front onto Viewmount Avenue and Romar Crescent. The proposal also includes a new mid-block connection between Viewmount Avenue and Romar Crescent, and a parkland dedication that expands Benner Park and provides public access from Romar Crescent. The total gross floor area (GFA) is 58,739 square metres, comprised entirely of residential uses and will include 1,055 new dwelling units in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. A total of 223 vehicular parking spaces are provided below grade, in addition to 1,161 bicycle parking spaces.

Density

The proposal has a density of 10.41 times the area of the lot.

Residential Component

The proposal includes 1,055 dwelling units, 110 studio (10%), 622 one-bedroom (59%), 215 two-bedroom (20%), and 108 three-bedroom units (10%).

Access, Parking and Loading

Access to the site is proposed from a private driveway on the west side of the building, connecting Viewmount Avenue and Romar Crescent. The entrance to the underground parking garage, pick up drop off area, bicycle storage room, and ground floor loading

area are internal to the building and accessed from this driveway. The proposal includes a total of 223 vehicular parking spaces, comprised of 211 residential and 12 visitor vehicular parking spaces in three levels of underground parking. A total of 18 parking spaces are sized to be accessible (barrier-free) parking spaces. The proposal includes a total of 1,161 bicycle parking spaces, comprised of 950 resident bicycle parking spaces which are long-term bicycle parking spaces and 211 are short-term. Of the short-term spaces, 11 are proposed along the Viewmount entrance to the building, and 8 are proposed along the Road Crescent side of the building.

Rental Housing Demolition

The site contains three rental dwelling units and is subject to Official Plan policy 3.2.1.12 which requires that an acceptable tenant relocation and assistance plan is required to be secured should the development application be approved. A rental housing demolition application is also required and was submitted on August 1, 2024.

Additional Information

See the attachments 1, 2, 5, 6, and 7 of this Report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D massing views of the proposal. 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:

www.toronto.ca/253ViewmountAve

Reasons for Application

The Official Plan Amendment application is required to redesignate the lands to the *Apartment Neighbourhoods* designation in order to permit the proposed heights of the tall buildings and to *Parks* for the portion of the site proposed to be conveyed to the City as parkland.

The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to rezone the site to the Residential Apartment zone category and to include site specific zoning performance standards for matters including but not limited to building height, building setbacks, floor space index, amenity space, landscaping, and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on August 29, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre. The reports and studies submitted in support of this application are available on the Application Information Centre

www.toronto.ca/253ViewmountAve.

Agency Circulation Outcomes

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

POLICY & REGULATION 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 Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The [Official Plan](#) designates the subject site as *Neighbourhoods*. See Attachment 3 of this Report for the 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.

Zoning

The subject site is zoned Residential Detached (RD (f15.0; a550) (x5) under Zoning By-law 569-2013. The Residential Detached zoning category permits the residential uses of single detached houses, duplexes, triplexes and fourplexes. The maximum permitted height is 10 metres, and the maximum permitted lot coverage is 35% of the area of the lot. See Attachment 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 Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines

Toronto Green Standard

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

PUBLIC ENGAGEMENT

Community Consultation

On November 4, 2024, a community consultation meeting took place. The virtual community consultation meeting was held in conjunction with the community consultation meeting for the development application at 250, 252, 254 and 258 Viewmount Avenue (Application No. 24 185909 NNY 08 OZ). Approximately 83 people attended the meeting, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- proposal is too dense with 2 towers;
- height of the proposed towers are too tall;
- existing character of Viewmount Avenue is of a low rise, quiet street, this proposal seems out of place;
- Questioned the existing infrastructure in the area to support this new development, e.g., school and water and sewer capacities;
- proposal will cause more traffic, exacerbating existing traffic issues;
- lack of compatibility with the existing neighbourhood; and,
- lack of green space in the proposal.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

COMMENTS

Provincial Planning Statement

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024). In the opinion of Staff, the proposal has not demonstrated consistency with the PPS (2024).

Policies 2.4.1 (2) and (3) of the PPS directs that strategic growth areas should be planned to support the achievement of complete communities and sets out considerations for planning authorities, such as identifying the appropriate type and scale of development in strategic growth areas (including MTSA's) and the transition of built form to adjacent areas. Policies 2.4.2 (1) and (2) requires planning authorities to delineate the boundaries of *major transit station areas* through a new official plan or official plan amendment that defines an area within an approximately 500-800 metre radius of a transit station and within *major transit station areas* plan for a minimum density target of 200 residents and jobs combined per hectare for those that are served by subways.

As noted in the preceding section of this report, the City is presently undertaking a land use study of the Glencairn Subway station area (the Study) in part to satisfy the requirements in section 2.4.2 regarding identifying MTSA's and planning for their growth. The Study is intended to look at the area comprehensively and determine the appropriate

level of intensification and redevelopment within this area and ensure that other supporting elements such as infrastructure, public service facilities and development standards are in place to support this future community. The subject site is within the Study area. The existing built context of the area immediately surrounding the subject site is designated *Neighbourhoods* and predominately low rise in nature. As such, the proposal needs to be carefully considered. In phase 1 of the Study, extensive background review, analysis and public engagement has informed the creation of an Emerging Vision and Draft Guiding Principles for the Study which will be used to develop growth options in Phase 2. The Emerging vision and Draft Guiding principles recognizes the area is changing and that such changes should support and reinforce the existing public networks, improve the public realm while accommodating for a range of land uses and housing options. The development of growth options is emerging and underway.

Furthermore, policy 3.1 (1) of the PPS directs that planning for infrastructure and public service facilities shall be coordinated with land use planning and growth management so that they are available to meet current and projected needs. It has not yet been demonstrated that the proposed development can be accommodated by existing municipal services.

Additional PPS policies may be further identified through the OLT process.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. While residential uses are permitted in the *Neighbourhoods* designation, the proposed two tower development with tower heights of 35 and 39 storeys exceeds the height permission of the Official Plan *neighbourhoods* designation.

The application is proposing to redesignate the subject lands to *Apartment Neighbourhoods* and *Parks*. The Official Plan states that development in *Apartment Neighbourhoods* will contribute to the quality of life by locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*. At present, the lands to the west, and to the east on Viewmount Avenue, and to the south on the opposite side of Romar Crescent, are designated *Neighbourhoods* and the proposal has not demonstrated that there is sufficient transition between these two areas of different development scale and intensity.

The Official Plan requires that where significant intensification of land is proposed adjacent to *Neighbourhoods*, Council will determine, at the earliest point in the process, whether a broader area review and possible area specific policies are appropriate, to be created in consultation with the local community. The Growing Glencairn Study responds to this Official Plan direction and may identify potential land use changes and other matters in addition to the delineation of the PMTSA.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents.

The provision of 215 (20%) two-bedroom units and 108 (10%) three-bedroom units supports unit mix objectives of the Growing Up guideline and the Official Plan housing policies to accommodate within new development a broad range of households, including families with children. However, it does not appear that the proposed two-bedroom units are larger than 87 square meters nor the proposed three-bedroom units are larger than 100 square metres and so the unit size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children is not being met. As the detailed design of the site progresses, the applicant should provide additional information on the proposed unit sizes, including a table outlining unit sizes and size ranges by bedroom type, to evaluate the application in the context of the Growing Up guidelines.

Rental Housing and Tenant Assistance

This application involves the demolition of eight dwelling units, three of which are rental units. Accordingly, the applicant submitted a Rental Housing Demolition application on August 1, 2024. Replacement of the demolished rental units is not required, and approval of the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the demolition of less than six rental units.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant is required to provide a Tenant Relocation and Assistance Plan to lessen hardship for existing tenants. In the event that the OLT allows the Official Plan and Zoning By-law amendment application appeals in whole or in part, the final order should be withheld until the Chief Planner or their designate has approved the rental housing demolition application and the owner has entered into an agreement to secure a Tenant Relocation and Assistance Plan that is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

Density, Height, Massing

Staff have reviewed the proposed built form, including building height and transition, against the policies of the Official Plan as well as relevant design guidelines. As noted above, the lands within the immediate context of the subject lands are predominately designated *Neighbourhoods*. Transition to *Neighbourhoods* is guided by the Official

Plan and Tall Building Guidelines, which amongst others provide for an appropriate separation distance.

Tower A is proposed to be setback 10 metres from the west lot line and 8 metres to the east lot line, which is less than what would generally be required for a typical tall building site. At present these adjacent lands are designated *Neighbourhoods*. Regarding the west setback it would appear to assume that the surrounding lands would be redesignated to another land use designation that would permit taller building forms and would rely on the adjacent lands to provide for additional tower separation. Tower separation is intended to be proportionately achieved on the development site and not rely on adjacent lands. Should the redesignation be appropriate the proposed tower setback is to be improved accordingly.

Regarding the lot to the east along Viewmount Avenue, Tower A is set back 8 metres, however this property is designated *Neighbourhoods* and so a greater setback should be provided. The applicant submitted a Block Context Plan which identified the site as a potential 4-storey townhouse building, however the feasibility of the proposed 4-storey townhouse has not been substantiated and does not appear to meet the City's townhouse guidelines. Further consideration needs to be given to the redevelopment of this property and the appropriate transition to same.

Regarding Tower B, it has a 12.5 metre setback to the west which is the typical setback to achieve a tower-to-tower separation distance of 25 metres. This assumes the surrounding lands to the west would be redesignated to accommodate a tower development. Regarding the east side yard, Tower B proposes a 12.5 metre tower setback to the existing lot line to the west. The adjacent property is presently designated as *Neighbourhoods* and so a greater transition and increased setback to these *Neighbourhood* lands would also be needed. In advance of any findings from the Growing Glencairn Study, the proposed tower forms are much higher than what exists on adjacent properties designated *Neighbourhoods* and should provide greater building separation and transition to these areas.

Should the redesignation be appropriate, in addition to the tower setbacks, the base building setbacks should be increased to provide sufficient built form transition, access to light, sufficient space for tree planting and soft landscaping onsite as well as along Viewmont Avenue and Romar Crescent. The base building should also provide additional stepping down towards the park to allow for a more human scale transition towards the park.

The proposed tower floor plates are each 800 square metres which is greater than the recommended size of 750 square metres in the Tall Building Design Guidelines. Where greater tower floor plates are desired, greater tower separation, setbacks, and stepbacks should be provided proportionate to increases in tower floor plate size. While the tower separation between Tower A and B is 30 metres, the setbacks to the adjacent lands have not been provided to justify a larger tower floorplate. The proposal has not demonstrated that the proposed building adequately respond to the existing context, can provide appropriate setbacks and separation distances from the neighbouring properties, conform to built form policies in the Official Plan and meet the intent of the Tall Buildings Design Guidelines.

Public Realm

As noted above, additional setbacks, including along the Viewmount Avenue and Romar Crescent frontage would provide additional space for soft landscaping and tree planting and improved transition between the proposed development and the public realm. Tree planting is important to contribute to the public realm, site sustainability, and Toronto Green Standard requirements.

The proposal includes a “pedestrian priority lane” (2.1 metre wide paving) as part of the driveway along the western part of the site. However, the driveway and the lands to either side of it have limited landscaping and the adjacent activities do not enhance the pedestrian experience. Further revisions are required to ensure that pedestrian safety and landscaping opportunities are available along this portion of the site and may impact the building footprint and the related zoning provisions. The proposal has not demonstrated that it conforms to the public realm policies in the Official Plan and meet the intent of the Tall Buildings Design Guidelines.

Shadow Impact

A sun/shadow study, prepared by Wallman Architects and dated June 12, 2024 was submitted with the application. Staff have requested further information regarding how the model was geo-referenced which has not been provided to date and will require further review upon receiving this information.

Wind Impact

The Pedestrian Level Wind Study prepared by Gradient Wind and dated June 5, 2024 identifies that there are areas of concern relating to pedestrian comfort and safety. In the proposed scenario, uncomfortable wind conditions were identified in the spring months for the onsite outdoor amenity spaces, and uncomfortable wind conditions were also identified along Viewmount Avenue and the onsite outdoor amenity spaces in the winter months. It notes that in the future scenario, Benner Park will experience standing conditions throughout the summer. One of the wind tunnel sensors in the eastern ground floor outdoor amenity space also exceeded the safety criteria in every season. Massing changes to the proposed building can improve overall site wind conditions as well as conditions on Viewmount Avenue and should be investigated. As there is both an elementary school and the TTC Glencairn subway entrance on Viewmount Avenue, pedestrians and other modes of active transportation may be more likely to take this route and so the wind conditions for this route should be improved. Comfortable wind conditions should also be provided for sitting in outdoor amenity areas as well as in Benner Park in the summer months. In the event the proposal is approved in principle, the applicant would be required to submit an updated wind study with wind tunnel testing to the satisfaction of the Executive Director, Development Review, with any mitigation measures secured in the implementing zoning bylaw or site plan approval, as appropriate.

Residential Amenity

The proposal includes a total of 1,314 square metres of indoor residential amenity space, provided on the first floor of the building as well as on the second, eighth and ninth floor. A total of 2,378 square meters of outdoor amenity space is proposed on the ground floor as well as on the eighth and ninth rooftops, adjacent to the indoor amenity spaces. Overall, there is 3,692 square metres of residential amenity proposed, which is 3.50 square metres per dwelling unit (1.25 square metres per dwelling unit for indoor and 2.25 square metres per dwelling unit for outdoor amenity space). The indoor amenity space of 1.25 square metres does not meet the minimum zoning by-law requirement of at least 2.0 square metres of indoor amenity space per unit and should be increased for a building of this scale.

Servicing

Engineering Review Staff have reviewed the Functional Servicing and Stormwater Management Report (FSR), prepared by Counterpoint Engineering, dated June 2024, and associated plans and require further revisions to the reports and drawings. At present, the applicant has not demonstrated that sufficient capacity is available to support the development. Engineering Review Staff have recommended that should the application be approved, a holding (H) symbol be enacted in the final form of the zoning by-law, not to be lifted until the following matters are satisfied:

1. The City has received, reviewed and accepted an engineering submission (comprised of a Servicing Report, Stormwater Management Report and Hydrogeological Report and supporting documents/drawings) demonstrating that the City requirements can be met, and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
2. Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed, financially secured and constructed through an appropriate development agreement(s) and be operational all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
3. that all necessary approvals or permits are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

Mobility Network Impact

Transportation Review Staff have reviewed the Transportation Impact Study (TIS) dated June 11, 2024 by BA Group and associated plans. The TIS estimates that the proposed development will generate approximately 230 new two-way vehicle trips in the weekday morning peak hours and 230 new two-way vehicle trips during the weekday afternoon peak hours. At present, Transportation Review staff request a number of revisions to the TIS and associated drawings and do not accept the traffic impact conclusions of the report. Several revisions to the report, including trip generation rates, signal

optimization, pick-up drop-off (PUDO) occupancy estimates, among other revisions are requested.

As noted above, the City is undertaking the Growing Glencairn Study which will identify improvements to the mobility network that are required to support the growth in the Study area. The application should protect for mobility improvements within the public street network and throughout the site.

In the event the proposal is approved in principle, the applicant would be required to demonstrate to the satisfaction of the General Manager, Transportation Services, that the proposed development can be accommodated on the City's network and can meet the City's requirements.

Transportation Demand Management (TDM)

A TDM plan was included as part of the applicant's Transportation Impact Study. The TDM plan specified a number of considerations such as, but not limited to, one-time annual car share membership, one-time pre-loaded PRESTO cards, and a bicycle repair station. Transportation Planning staff have requested confirmation of TDM measures for this site relating to a proposed Bike-Share. Transportation Planning staff have also requested revisions to the bicycle parking plans of the proposal to ensure that the provisions of bicycle parking spaces, aisles, and storage are functional and operational.

Access, Vehicular and Bicycle Parking, Loading

Transportation Review Staff have reviewed the Transportation Impact Study dated June 11, 2024 by BA Group and associated plans and require further revisions to the reports and drawings. Regarding the parking supply, while the overall parking supply is acceptable, the proposed compact car lengths of 4.9 metres long require further analysis and the provision of Vehicle Maneuvering Diagrams to show that the proposed shortened parking space lengths are functional. Additionally, electrical charging infrastructure is not provided for the proposed residential small car parking spaces, which is unacceptable. Transportation Review staff require that the application include appropriate clauses in all offers of purchase and sale explicitly advising prospective purchasers of the small car parking spaces and that said spaces are intended for the use of compact vehicles only. In the event the proposal is approved in principle, the applicant would be required to satisfy the access, vehicular and bicycle parking and loading comments and concerns, to the satisfaction of the General Manager, Transportation Services.

Parkland

In the context of a rapidly growing city, the importance of public parkland being available to enhance and expand the amount of park spaces provided to residents and visitors alike becomes ever more relevant. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded.

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 564.2 square metres.

The Owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located on the southeast end of the site as an expansion of Benner Park with frontage along Romar Crescent and comply with Policy 3.2.3.8 of the Toronto Official Plan. The Owner has proposed an on-site parkland dedication of 565 square metres located on the southeast end of the site as an expansion of Benner Park with frontage along Romar Crescent, which is acceptable to Parks staff.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, PR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges Bylaw, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

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).

A Tree Inventory and Preservation Plan Report, Soil Volume Plan, Landscape and Planting Plan, and Public Utility Plan were submitted in support of the development. Urban Forestry Staff have reviewed the submitted materials and requested a number of revisions to address matters such as deficient soil volume space to support the planting of large-growing shade trees.

The applicant is proposing to remove seventeen (17) by-law regulated trees. Urban Forestry does not support the development in its current form because it does not adequately consider the preservation or enhancement of the urban forest or meet the Toronto Green Standard. Urban Forestry requests a resubmission that, among other matters, addresses the provision of dedicated and unencumbered space on the subject site and along the City road allowance for the planting of large-growing shade trees and their supporting infrastructure. Revisions to the above- and below-ground footprint and design will be required to ensure new and existing trees can be adequately accommodated.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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. Standards for matters such as waste collection and sorting, bicycle parking rates, erosion & sediment control, stormwater retention & reuse and total suspended solids.

In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistic Template, to the satisfaction of the Executive Director, Development Review.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities to support healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities 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 subject site offers the opportunity to contribute to a complete community and help meet this need within the proposed development. Consideration should be given to including additional childcare facility or community space within proposed development as an in-kind Community Benefits Charge contribution. The applications are not proposing any in-kind benefit on site.

Schools

The Toronto Lands Corporation (TLC)/Toronto District School Board has advised that there may be insufficient capacity to accommodate students from new residential developments at Glen Park Public School and Ledbury Park Elementary and Middle School by the time this development is occupied.

TLC/TDSB may request conditions as part of the site plan approval process including the installation of a notice sign on the development site and warning clauses in all agreements of purchase and sale/lease/rental/tenancy agreements. Site plan conditions may also include a requirement to provide estimated occupancy dates and a commitment for periodic updates on expected occupancy to provide the TLC and TDSB with information for enrolment projections. TLC's conditions may change as this application progresses through the planning process.

The Toronto Catholic District School Board (TCDSB) has advised that at this time, the local schools may not be able to accommodate additional students from the development as proposed. The TCDSB has advised that should the development proceed, that warning clauses be included in the conditions of approval and subsequently within any conditions of purchase and sale to notify potential purchasers that it may be necessary for students from this development be accommodated in facilities outside of the community depending on availability of space.

Noise and Vibration

A Detailed Noise and Vibration Study dated June 6, 2024, was submitted by the applicant in order to determine whether there are any impacts on the proposal from the TTC subway as well as the Allen Road and other local streets. Should the OLT approve the application, staff recommends that a peer review of the approved design be conducted and paid for by the applicant, and that any issues that arise through the review which are applicable to the Official Plan Amendment and/or Zoning By-law Amendment be addressed prior to the final order by the OLT.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- a) The final form and content of the draft Official Plan Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review;
- b) the final form and content of the draft Zoning By-law is to the satisfaction of the City Solicitor and the Executive Director, Development Review, which among other matters may include a holding (H) provision for matters including but not limited to:
 - i. the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - ii. if the Functional Servicing and Stormwater Management Report are accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report and Sanitary Capacity Analysis, to support the development, in a financial secured agreement, all to the satisfaction of the Chief

- Engineer and Executive Director, Engineering and Construction Services; or,
- b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report and Sanitary Capacity Analysis in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - iii. all necessary approvals or permits arising from(ii)(a) or (ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.
 - iv. the City has received, reviewed and accepted the updated Transportation Impact Study, to the satisfaction of the General Manager, Transportation Services;
- c) The Chief Planner or their designate has approved Rental Housing Demolition application 24 191529 NNY 08 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 the three (3) existing rental dwelling units on the lands and the Owner has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to secure, among other matters, the following:
- i. the provision of an acceptable Tenant Relocation and Assistance Plan for all Eligible Tenants of the three (3) existing rental units proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments. 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 has satisfactorily addressed the Transportation Services and Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated September 13, 2024, and any outstanding issues arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan and Zoning By-law Amendment application, to the satisfaction of the General Manager, Transportation Services and Chief Engineer and Executive Director, Engineering and Construction Services;
- e) the owner has satisfactorily addressed matters from the Urban Forestry, Tree Protection and Plan Review, Memorandum dated September 10, 2024, or any outstanding issues raised by Urban Forestry arising from the ongoing technical review (including provision of acceptable reports and studies), as they relate to the Official Plan and Zoning By-law Amendment application, to the satisfaction of the Executive Director, Environment, Climate and Forestry.

- f) the owner has submitted a revised Travel Demand Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services;
- g) the owner has provided a revised wind study including a wind tunnel test, and with mitigation measures secured in the zoning bylaw and site plan to the satisfaction of the Executive Director, Development Review
- h) the owner has submitted architectural plans reflecting the proposal as approved in whole or in part, to the satisfaction of the Executive Director, Development Review;
- i) the owner has, at its sole cost and expense, facilitated the City undertaking a peer review of the submitted Noise and Vibration Assessment, and secured any recommended mitigation measures in the amending by-law, all to the satisfaction of the Executive Director, Development Review; and,
- j) the owner has submitted an updated and complete Toronto Green Standard (TGS) Checklist and Statistics Template, to the satisfaction of the Executive Director, Development Review.

CONTACT

Valeria Maurizio, Senior Planner,
Tel. No. 416-395-7052, E-mail: valeria.maurizio@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevations
Attachment 7: 3D Massing Model

APPLICATION DATA SHEET

Municipal Address: 259 VIEWMOUNT AVE **Date Received:** June 27, 2024

Application Number: 24 171220 NNY 08 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal for two towers, 35 and 39 storeys in height, with a six-storey base building. An eight-storey podium element connects the two towers and terraces down to ground-level outdoor amenity spaces and Benner Park. The proposal also includes a new mid-block connection between Viewmount Avenue and Romar Crescent, and a parkland dedication that expands Benner Park and provides public access from Romar Crescent. The proposal consists of 58,739 square metres of residential uses and will include 1,055 new dwelling units in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. 223 vehicular parking spaces are provided below grade, in addition to 1,161 bicycle parking spaces

Applicant	Agent	Architect	Owner
LAURIE PAYNE			1000563224 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f15.0; a550) (x5)	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m):	5,642	Frontage (m):	61	Depth (m):	85
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			5,077	5,077
Residential GFA (sq m):	935		58,739	58,739
Non-Residential GFA (sq m):				
Total GFA (sq m):	935		58,739	58,739
Height - Storeys:			39	39
Height - Metres:			119	119

Lot Coverage Ratio (%): 89.99

Floor Space Index: 10.41

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

Residential GFA: 58,739

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	4			
Freehold:	2			
Condominium:			1,055	1,055
Other:	2			
Total Units:	8		1,055	1,055

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		110	622	215	108
Total Units:		110	622	215	108

Parking and Loading

Parking Spaces: 223 Bicycle Parking Spaces: $\frac{1,16}{1}$ Loading Docks: 2

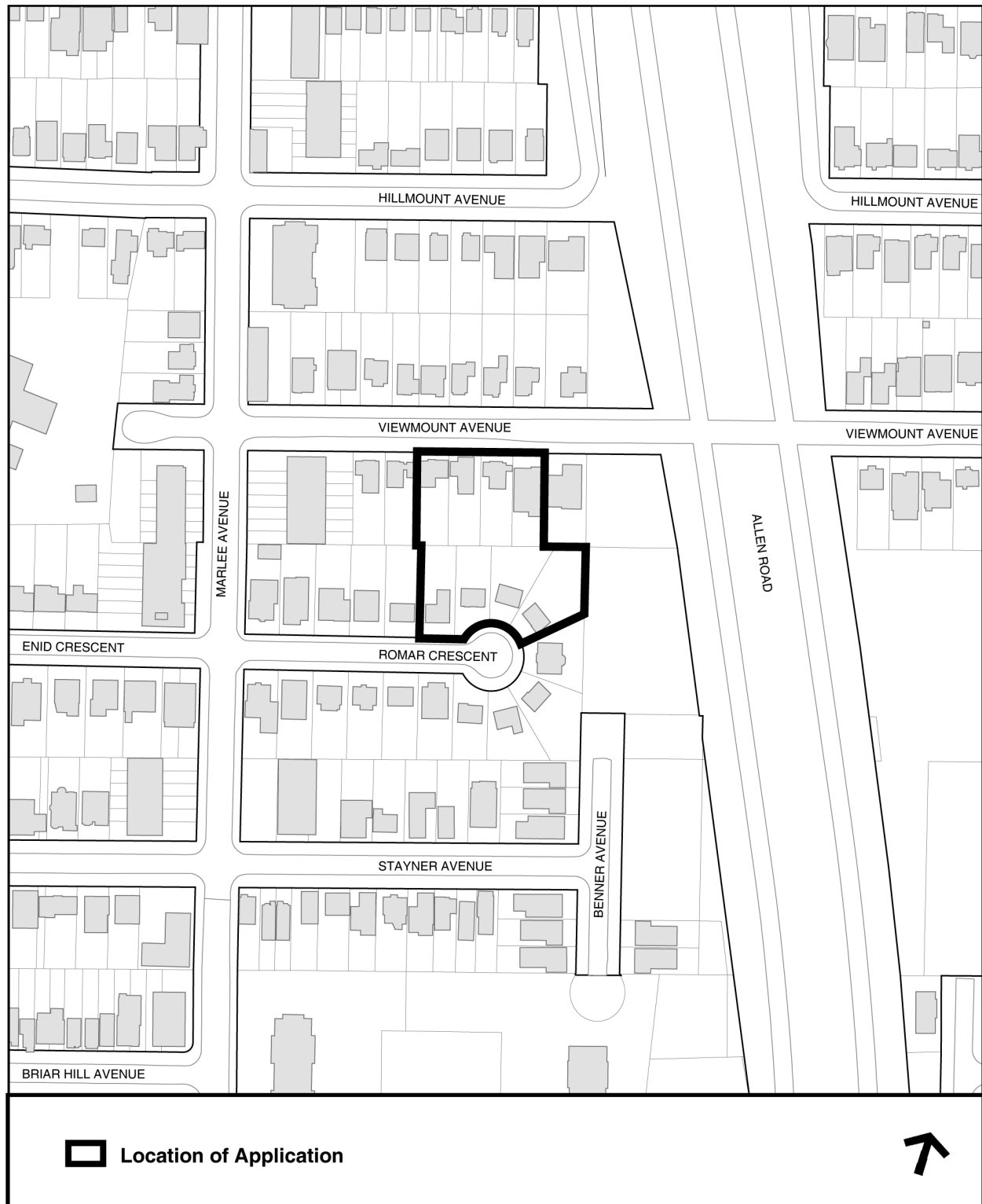
CONTACT:

Valeria Maurizio, Senior Planner, Community Planning

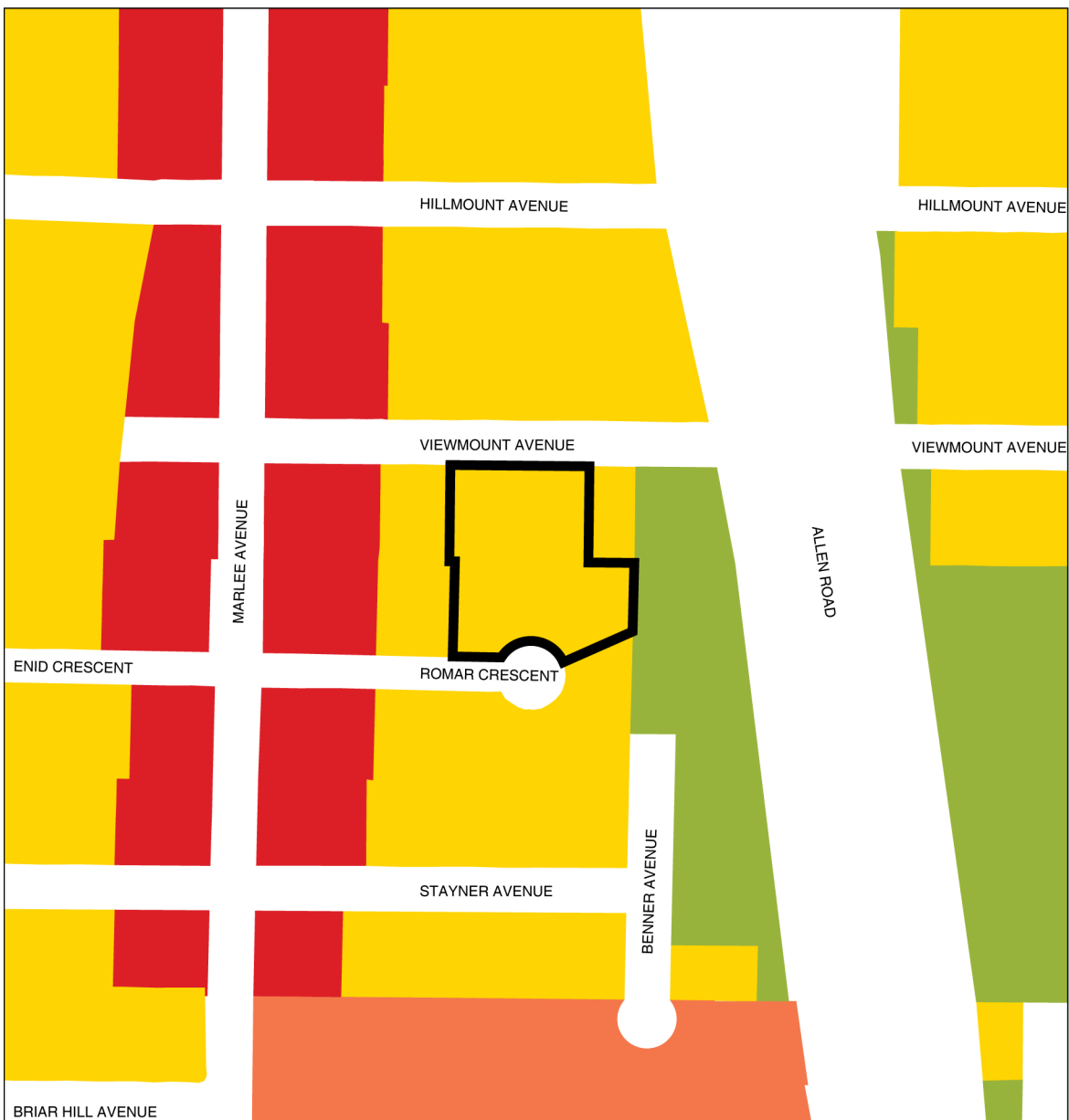
416-395-7052

Valeria.Maurizio@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



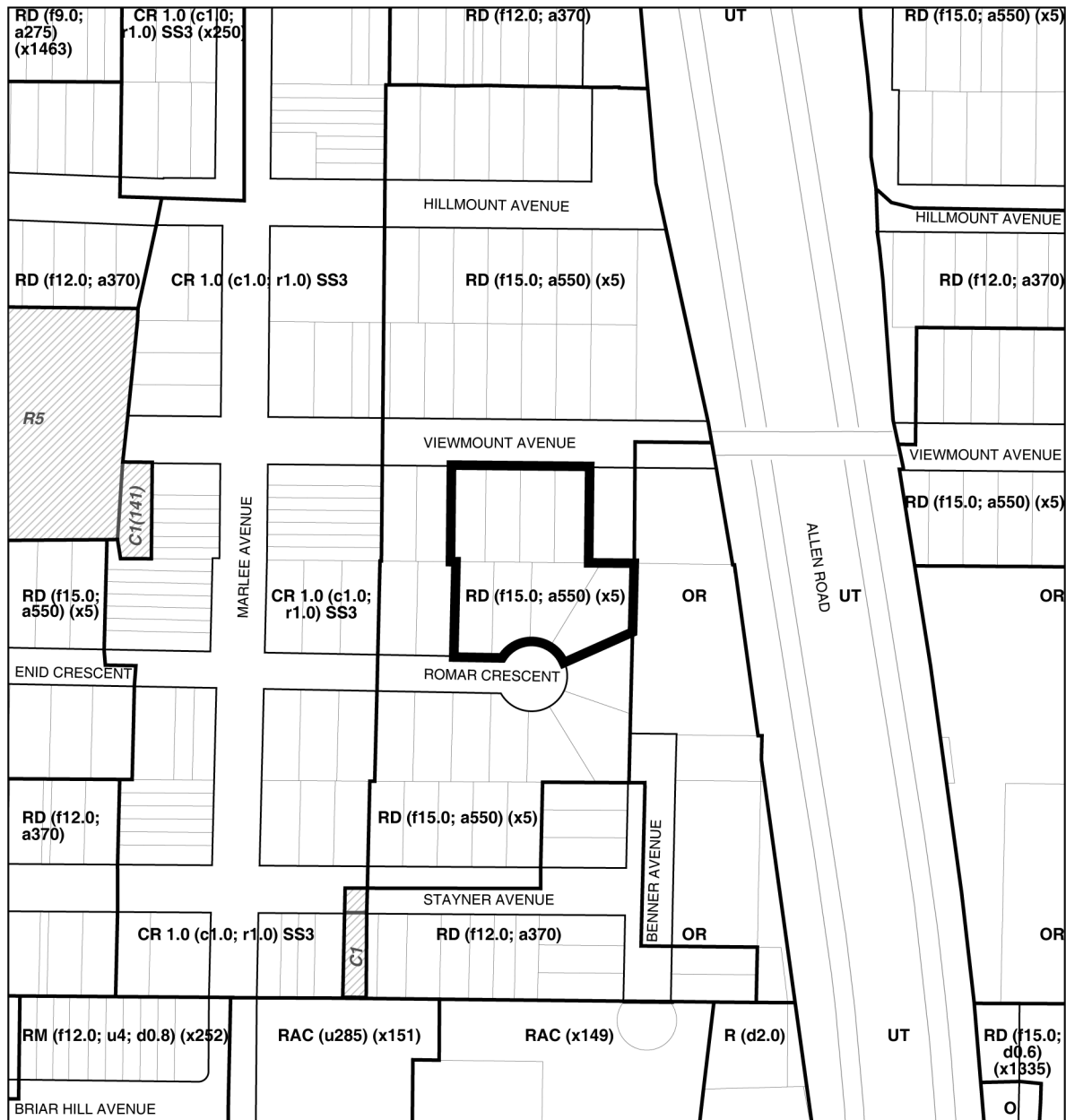
Official Plan Land Use Map 17

253-263 Viewmount Avenue
and 12-18 Romar Crescent
File # 24 171220 NNY 08 02



Not to Scale
Extracted: 07/02/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

**253-263 Viewmount Avenue
and 12-18 Romar Crescent**
File # 24 171220 NNY 08 02



Location of Application

R Residential
RD Residential Detached
RM Residential Multiple
RAC Residential Apartment Commercial
CR Commercial Residential
OR Open Space Recreation

UT Utility and Transportation



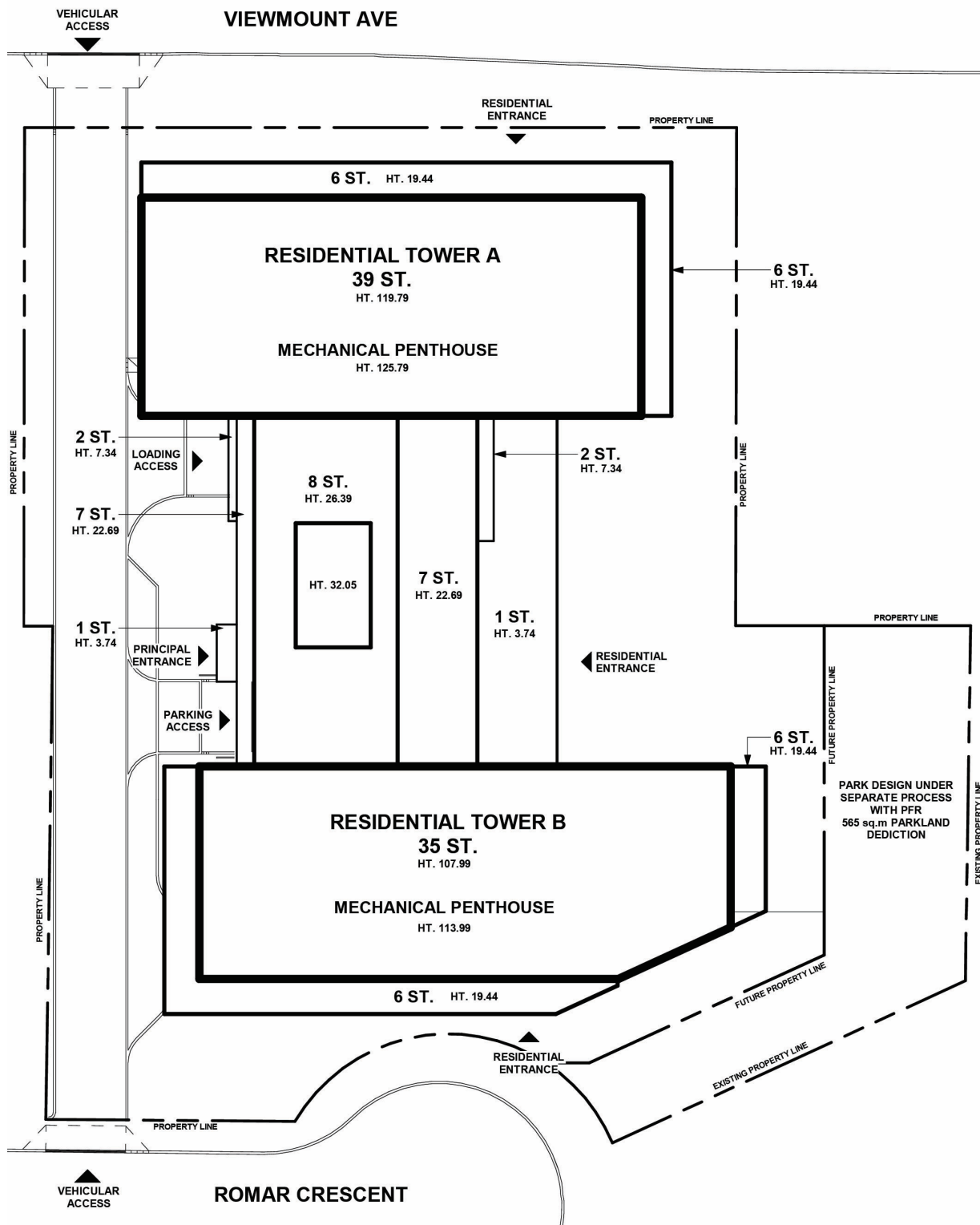
See Former City of North York By-law No. 7625

R5 One-Family Detached Dwelling Fifth Density Zone
R7 One-Family Detached Dwelling Seventh Density Zone
C1 General Commercial Zone



Not to Scale
Extracted: 07/02/2024

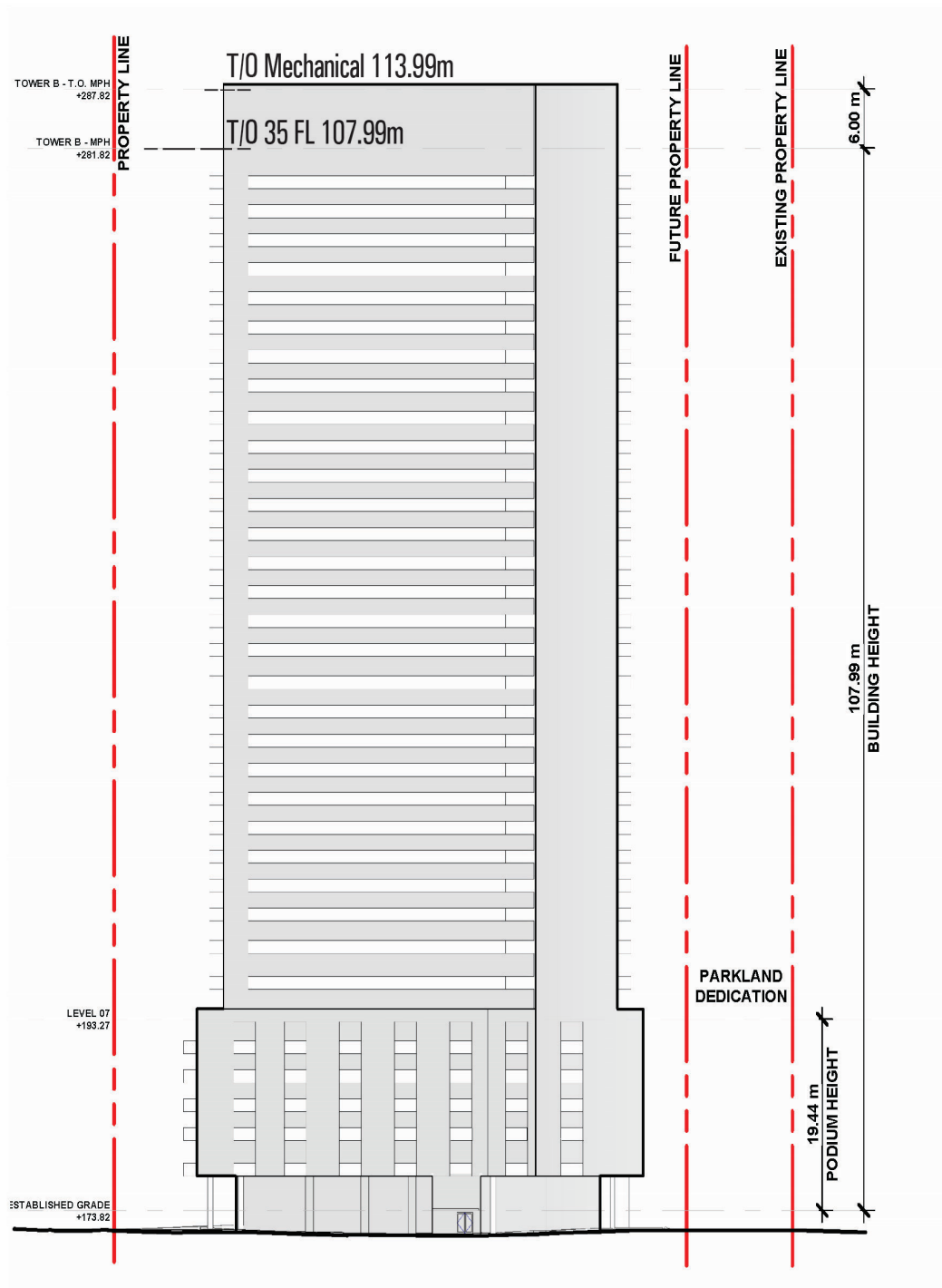
Attachment 5: Site Plan



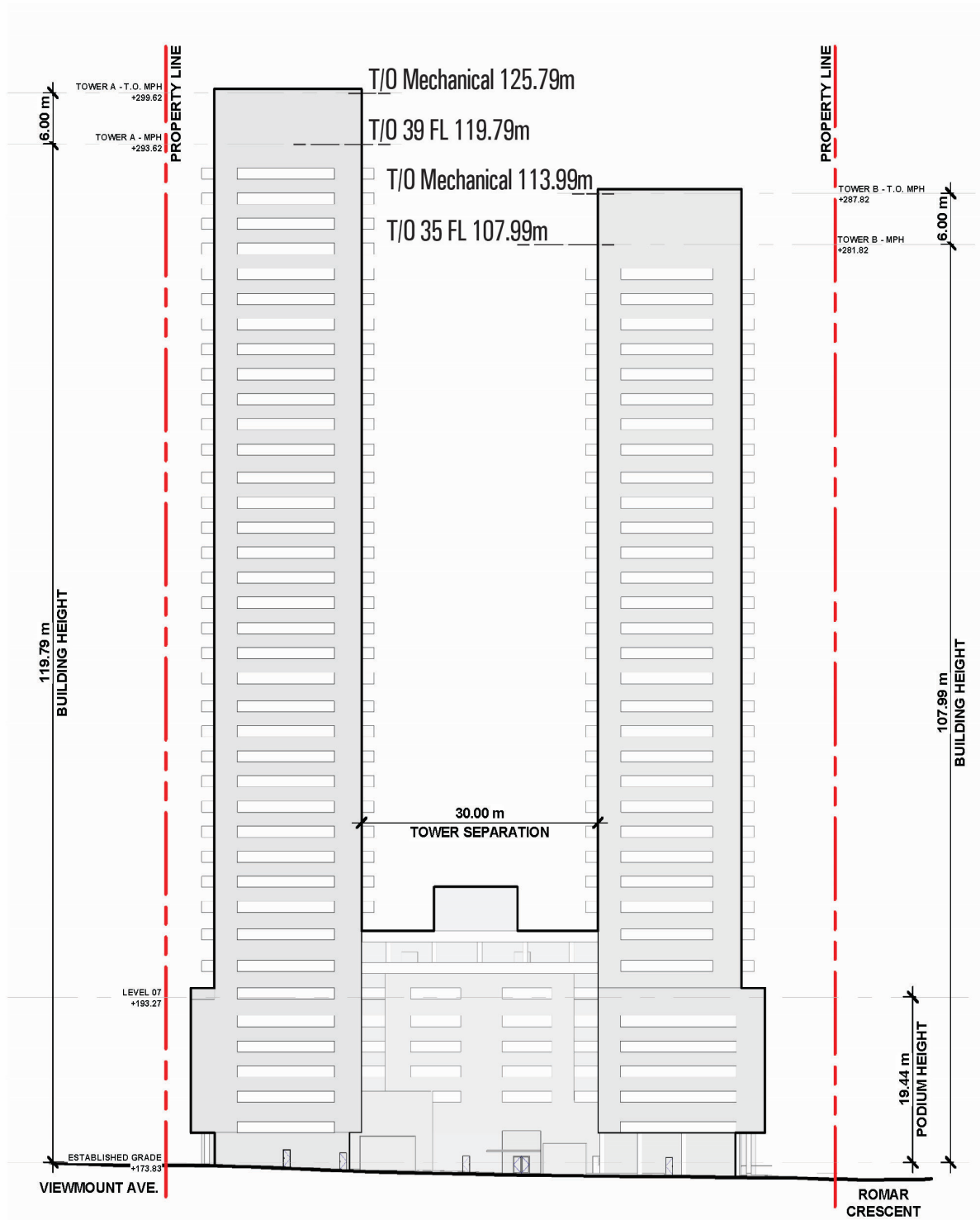
Site Plan



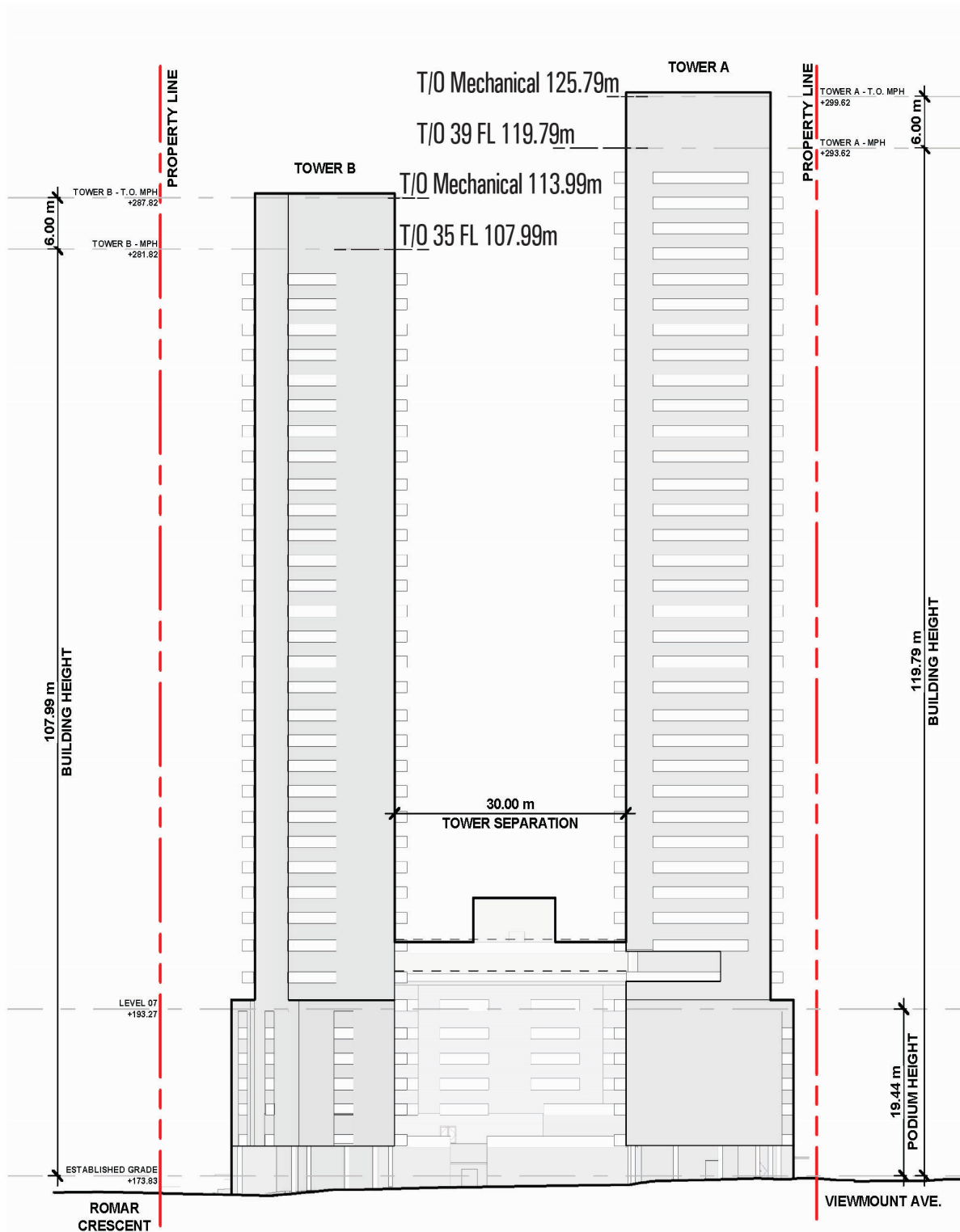
Attachment 6: Elevations



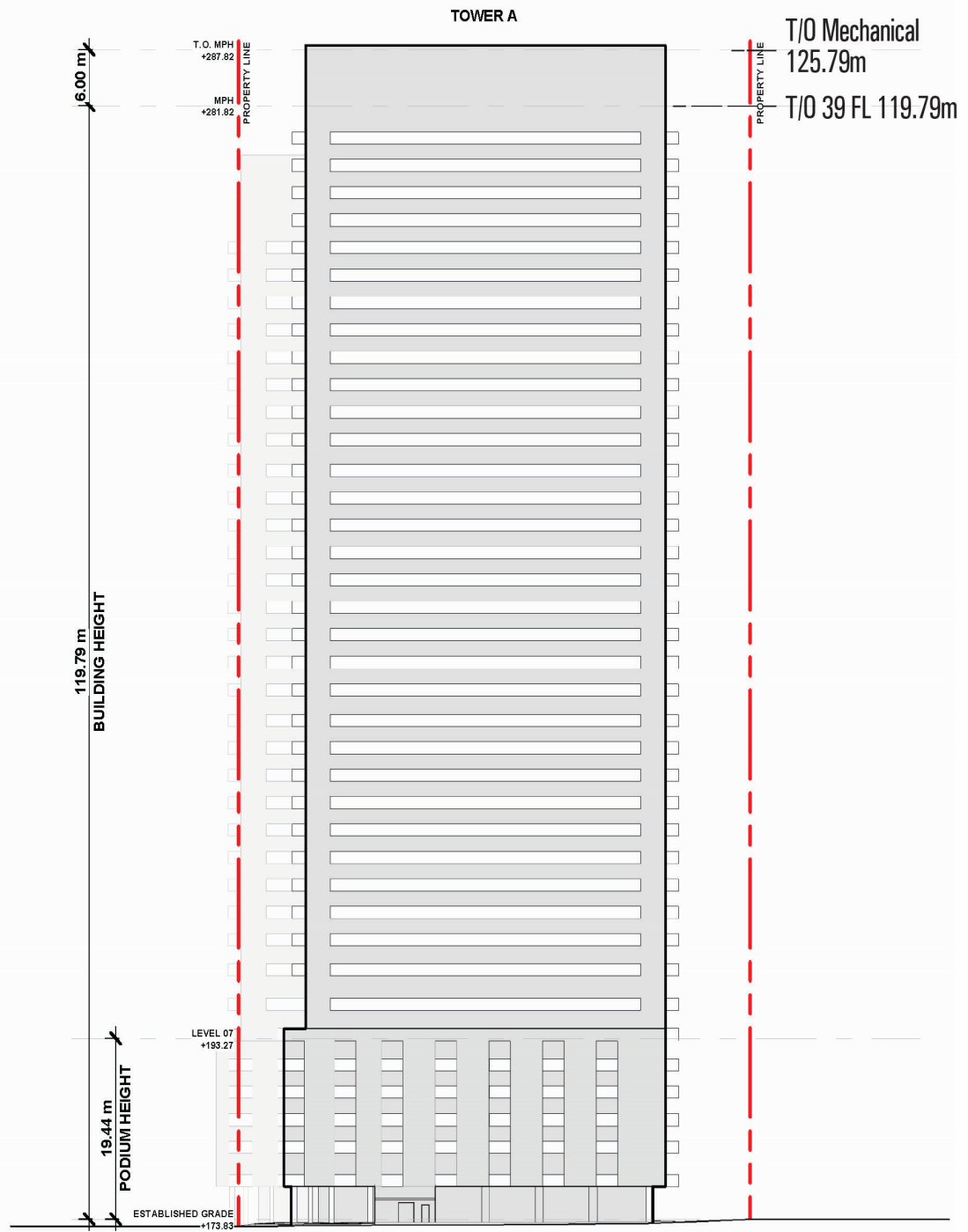
South Elevation



West Elevation



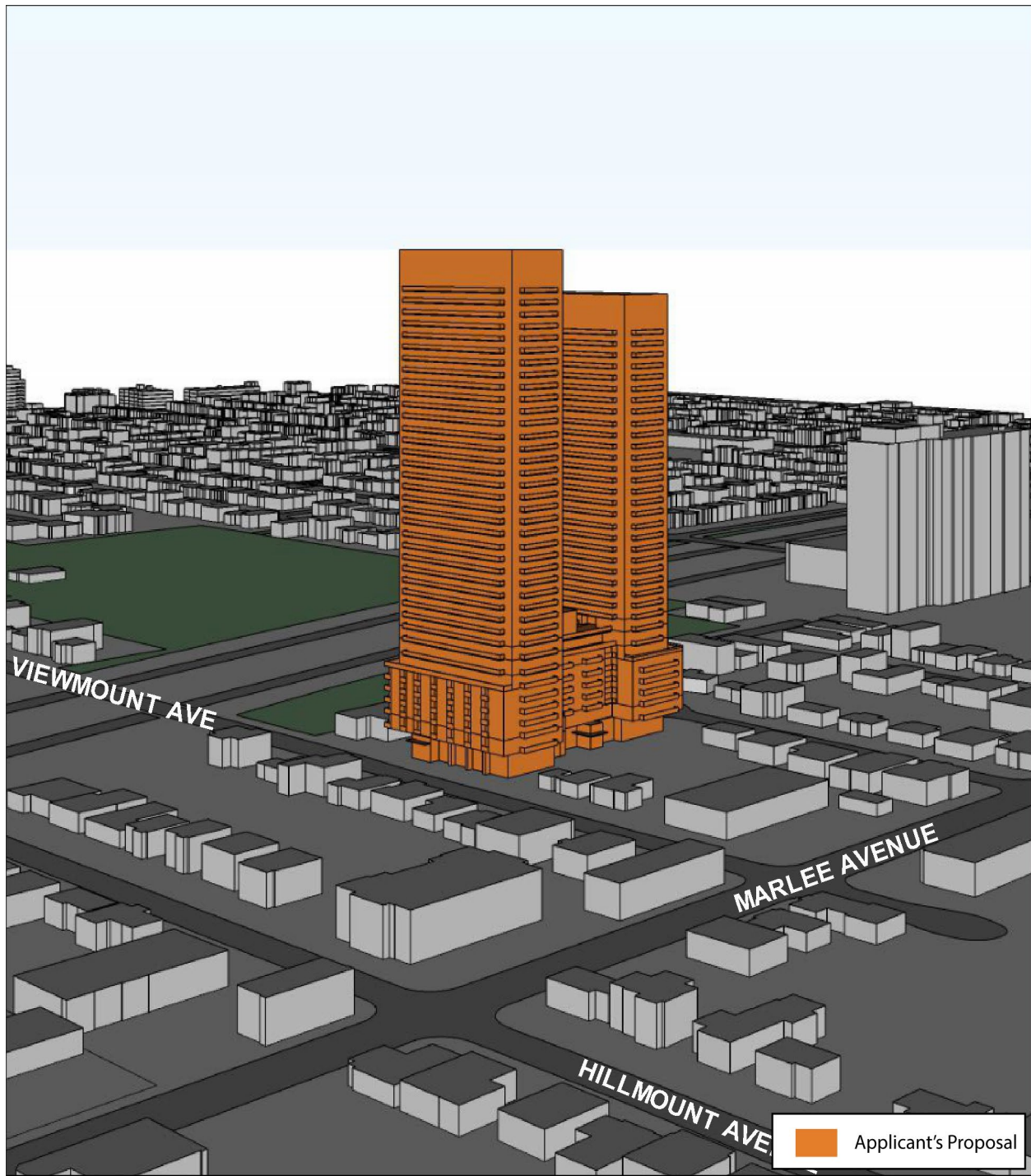
East Elevation



North Elevation

Attachment 7: 3D Massing Model





View of Applicant's Proposal Looking Southeast



07/05/2024