

**3, 5, 11, 17, 21 Allenbury Gardens & 3, 5 Kingslake Road
Official Plan and Zoning By-law Amendment
Applications and Rental Housing Demolition Application
Preliminary Report**

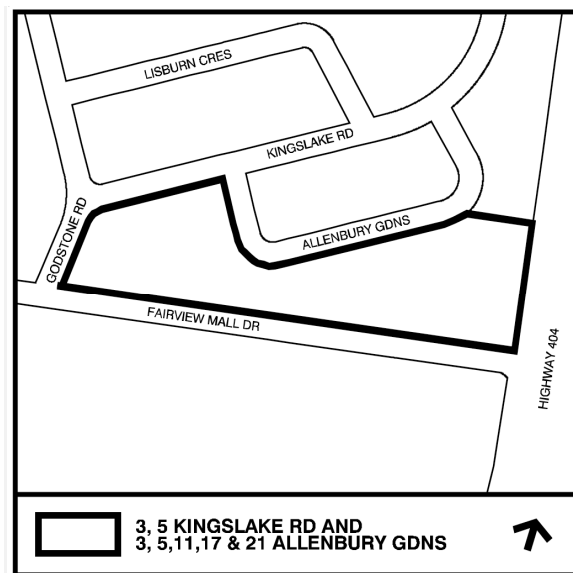
Date:	December 13, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	11 293972 NNY 33 OZ 11 293986 NNY 33 RH

SUMMARY

This application by Toronto Community Housing Corporation and Fram Building Group proposes to amend the Official Plan and Zoning By-law to replace the existing 127 social housing townhouses with 1,106 residential units comprised of 127 social housing replacement units and 979 condominium units. The applicant has also submitted a rental housing demolition application. The proposed development would include townhouses, stacked townhouses and six apartment buildings ranging in height from 7 to 23 storeys. The proposal also includes 150 m² of commercial space in one of the residential buildings.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The report recommends that a community consultation meeting be scheduled together with the Ward Councillor. A Final Report and a Public Meeting under the Planning



Act will be scheduled following community consultation, the submission of additional materials and the resolution of outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

Toronto Community Housing Corporation (TCHC) has partnered with Fram Building Group and submitted a proposal to redevelop the TCHC site at Allenbury Gardens with 1,106 residential units having a gross floor area of 92,120 m² including 150 m² of commercial space and a density of 3.1 FSI. The proposal would involve redesignation of the lands from Neighbourhoods to Apartment Neighbourhoods. The development would include 979 condominium units and 127 social housing replacement units and be comprised of 6 apartment buildings with heights ranging from 7 to 23 storeys as well as 3 storey stacked townhouses and back to back townhouses. The apartment buildings would be located along Fairview Mall Drive and Highway 404. Four blocks of 2 storey townhouses are proposed along Allenbury Gardens, another block of townhouses is

proposed along Fairview Mall Drive and 3 storey stacked townhouses are proposed along Kingslake Road.

The applicant is proposing two public parks: a 0.25 ha park in the middle of the site and a 0.03 ha parkette at the corner of Godstone Road and Kingslake Road. Two open space courtyard areas are proposed, one at the east and another at the west part of the lands.

All parking for the apartment buildings and townhouses is proposed in underground garages with vehicular access from Fairview Mall Drive. The 28 stacked townhouses on Kingslake Road would have their own parking with access from a laneway leading from Allenbury Gardens.

The existing 127 social housing townhouse units are proposed to be replaced by 34 three-bedroom townhouse units (Buildings T4 and two of T6/T7/T8) and 93 units in an 11 storey apartment building (Building C) containing 72 two-bedroom units, 18 three-bedroom units and 3 four-bedroom units (see Attachment 1 – Site Plan).

The proposal comprises two phases:

- Phase 1 would comprise the western part of the site and would involve the demolition of 57 existing social housing units (3 and 5 Allenbury Gardens and 3 and 5 Kingslake Road). The first phase of development would contain 489 residential units (10 social housing replacement units and 479 condominium units) and include 2 apartment buildings with 441 units, 28 stacked townhouse units and 20 townhouse units.
- Phase 2 would comprise the eastern part of the site and would involve the demolition of the remaining 70 social housing units. The second phase of development would contain 617 residential units (117 social housing replacement units and 500 condominium units) and include the construction of 4 apartment buildings with 583 units and 34 townhouse units.

TCHC advises there are 19 TCHC communities located within 10 kilometres from Allenbury Gardens which have sufficient number of available units to accommodate the relocation needs of tenants during the phased development. Relocated tenants would also have priority for vacant units in TCHC's city-wide portfolio.

Site and Surrounding Area

The 2.96 hectare site is located east of Don Mills Road, north of Fairview Mall and west of Highway 404. The site contains 127 rent-geared-to-income units in two storey back-to-back townhouses and maisonette-style townhomes which function as apartment units because they are accessed by a common lobby and corridor. The existing units are comprised of 72 2-bedroom units, 52 3-bedroom units and 3 4-bedroom units. There are six surface parking areas having a total of 150 parking spaces. The site was developed in 1969 as a private residential development and was sold to the Ontario Housing

Corporation in 1972. In 2001, the Ontario Housing Corporation transferred the site to the Toronto Community Housing Corporation.

Land uses surrounding the site are as follows:

North: single detached homes

South: Fairview Mall shopping centre, a 7 storey office building, and the Fairview branch of the Toronto Public Library

East: Highway 404

West: apartment buildings with heights of 14 to 16 storeys

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth and protecting natural systems. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Neighbourhoods in the Official Plan. The Official Plan indicates that 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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Policy 4.1 of the Official Plan contains specific development criteria related to lands designated Neighbourhoods. Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including the heights, massing, scale and dwelling type of nearby residential properties, the prevailing building types, and setbacks of buildings from the

street. The policy indicates that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood.

Sheppard East Subway Corridor Secondary Plan

The site is located within the boundary of the Sheppard East Subway Corridor Secondary Plan (See Attachment 5). The objective of the Secondary Plan is to provide an overall strategy to manage and direct development in support of the Sheppard subway and to establish a planning context for long term growth. The Secondary Plan encourages development in identified key development areas and identifies development nodes. The subject site is not in a key development area. The site is located in the Don Mills Node. The Plan indicates that for the Don Mills Node, new development will be focussed on

- lands designated Mixed Use Areas north of Sheppard Avenue; and
- other lands relating to Sheppard Avenue and the Don Mills subway station.

Section 10 of the Secondary Plan, addressing long term growth in the Sheppard Corridor, indicates that significant development in the Corridor is to proceed first in the key development areas and that before the five year Secondary Plan review takes place, Official Plan amendments to allow significant developments outside the key development areas will only be enacted if a substantial amount of development has occurred in the key areas. In May 2002 it was established that a substantial amount of development had occurred in the Sheppard Subway Corridor and that additional lands could be considered as key development areas. Since that time, amendments have been made to the Secondary Plan to incorporate additional key development areas.

The Plan states that the following criteria should guide Official Plan amendments to add new areas for subway-related development outside the key development areas:

- a) the proposal is consistent with the policies of the Secondary Plan;
- b) the proposed development will enhance and preserve nearby stable areas, particularly nearby designated stable residential areas;
- c) the proposal includes a parcel of land large enough to comprehensively implement the principles of the Secondary Plan; and
- d) the proposed development responds to further improvements to the rapid transit system such as the extension of the Sheppard Subway east of Don Mills Road.

Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units including social housing. The Official Plan defines social housing as rental housing units which are owned by a non-profit housing corporation and which are produced or funded under government programs providing comprehensive funding or

financing arrangements. Policy 7 indicates that redevelopment of social housing properties that would remove one or more social housing units will secure:

- (a) full replacement of the social housing units;
- (b) replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- (c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship.

Public Realm and Built Form

The Official Plan also includes policies dealing with public realm and built form. Section 3.1.1 includes policies for the layout and design of new streets and parks. Section 3.1.2 provides built form policies regarding the layout and organization of the site as well as massing of buildings.

Community Services and Facilities

Section 3.2.2 of the Official Plan includes policies on the provision of adequate community services and facilities.

Parkland Dedication

Policy 3.2.3.5 of the Official Plan states that an alternative parkland dedication rate of 0.4 hectares per 300 dwelling units will be applied to proposals for residential development in parkland acquisition priority areas of the City where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law. For sites of 1 to 5 hectares in size, the parkland dedication will not exceed 15% of the development site, net of any conveyances for public road purposes.

Zoning

The site is zoned RM1 (Multiple Family Dwellings First Density Zone) in the former City of North York Zoning By-law 7625 which permits multiple attached dwellings with a maximum height of 3 storeys and 9.2 metres. This zoning also permits single detached homes, recreational uses such as parks and community centres, and institutional uses including schools and places of worship.

Site Plan Control

An application for site plan control approval has not yet been filed. Staff will be following up with the applicant respecting the timing of submission of a site plan application.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act. Proposals involving six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the application with conditions that must be satisfied before a demolition permit is issued under the Building Code Act.

Where an application for Official Plan Amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike Planning Act applications, decisions made by the City under By-law 885-2007 are not appealable to the OMB.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Reasons for the Application

The proposal for 7 to 23 storey apartment buildings is not permitted by the Official Plan Neighbourhoods land use designation or the RM1 zoning by-law provisions. The proposal is to redesignate the lands to Apartment Neighbourhoods and to rezone to an appropriate zoning. In addition, a permit is required under the City's Municipal Code to demolish the existing rental townhouses.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Rationale
- Housing Issues Report
- Urban Design Rationale
- Servicing and Stormwater Management Report
- External Sanitary Sewer Analysis

- Urban Transportation Considerations
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Noise Feasibility Study
- Community Services and Facilities Study
- Geotechnical Study
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on October 31, 2011.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of redesignating the lands from Neighbourhoods to Apartment Neighbourhoods to accommodate the proposal.
- Should the site be identified as a Key Development Area.
- Whether a context plan should be prepared for the site.
- The appropriateness of the proposed land uses and density, built form, massing, building heights and design.
- Fit of the proposal with the City's infill townhouse guidelines, and mid-rise building and tall building guidelines.
- Transition of building heights and massing to the adjacent stable low density residential area.
- Shadow impacts.
- Social housing protection, replacement, and proposed residential unit sizes and types.
- Phasing of the replacement social housing units.
- Details of the required tenant relocation and assistance plan.
- Parkland dedication and the appropriateness of the location, size and form of the proposed parks.
- Location of open space and pedestrian connections.
- Traffic impacts and parking assessment.
- Adequacy of the proposed indoor and outdoor amenity space.
- The assessment of community services and facilities in the area and the facilities needed to support the proposed development.
- Assessment of site servicing including stormwater management.
- Appropriate Section 37 benefits.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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Fax No. (416) 395-7155

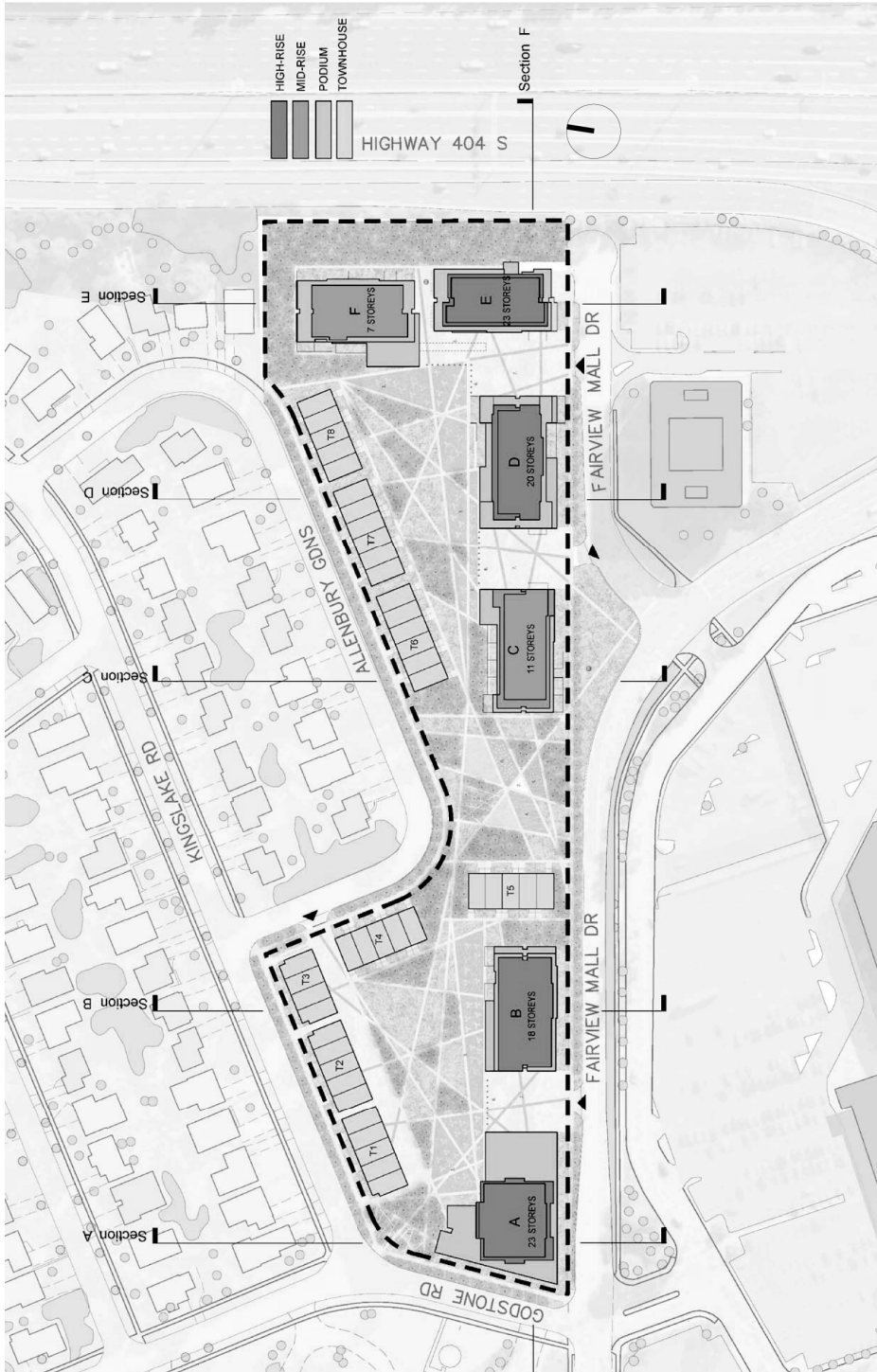
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Sheppard East Subway Corridor Secondary Plan, Map 9-2
Attachment 6: Application Data Sheet

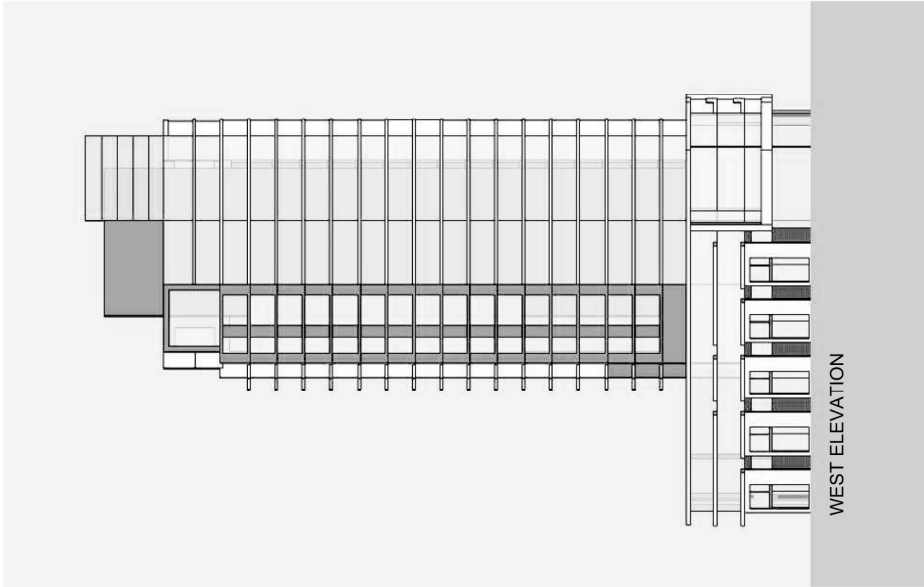
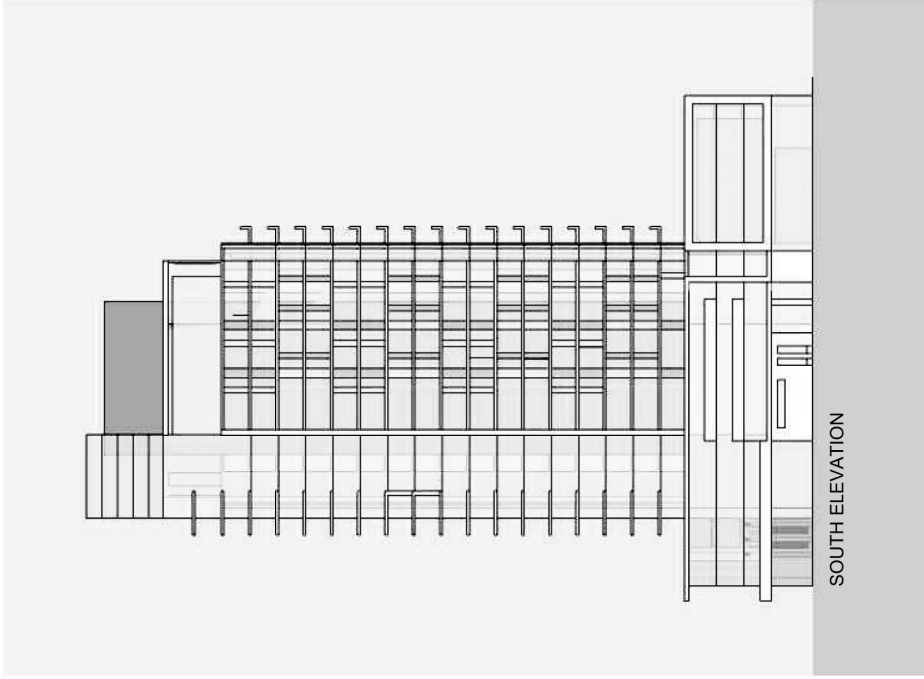
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 10/26/2011

3, 5 Kingslake Rd and 3, 5, 11, 17 & 21 Allenbury Gardens

File # 11 293972 NMY 33



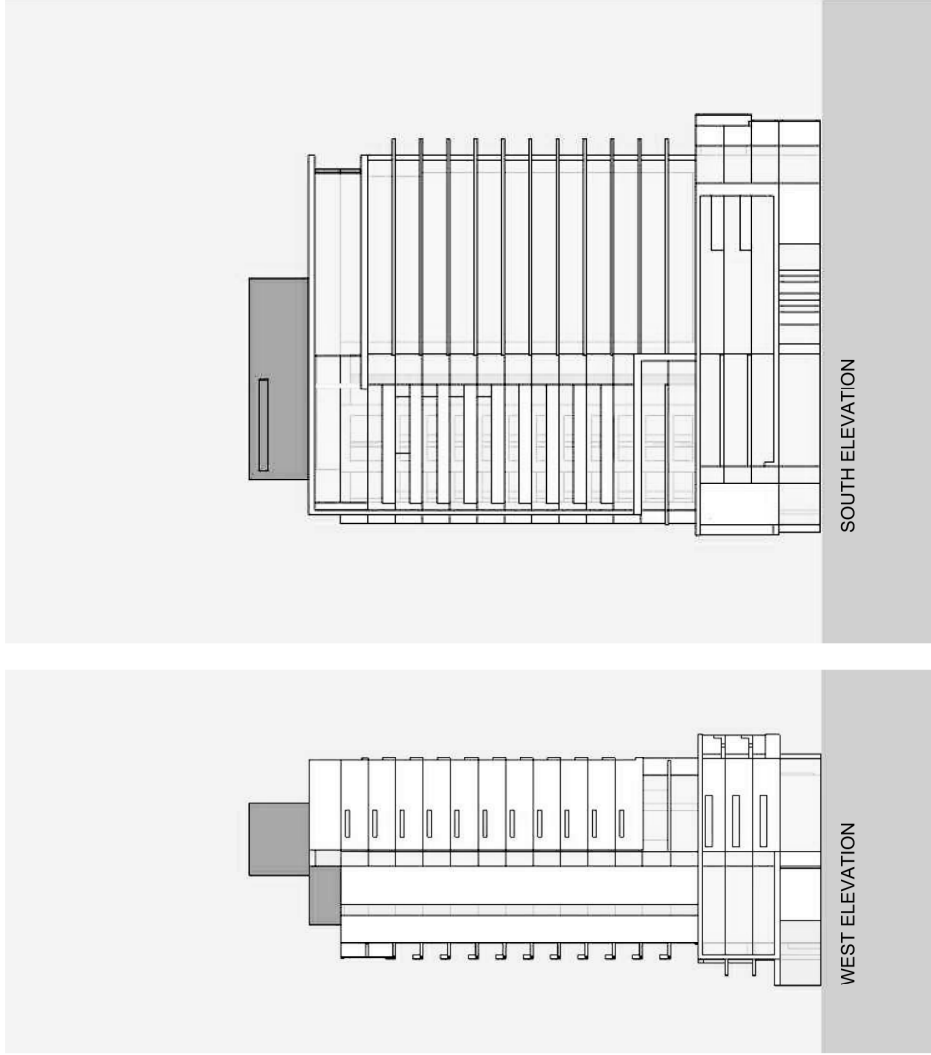
Elevations - Building A

3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

Applicant's Submitted Drawing

Not to Scale
10/26/2011

File # 11 293972 NNY 33

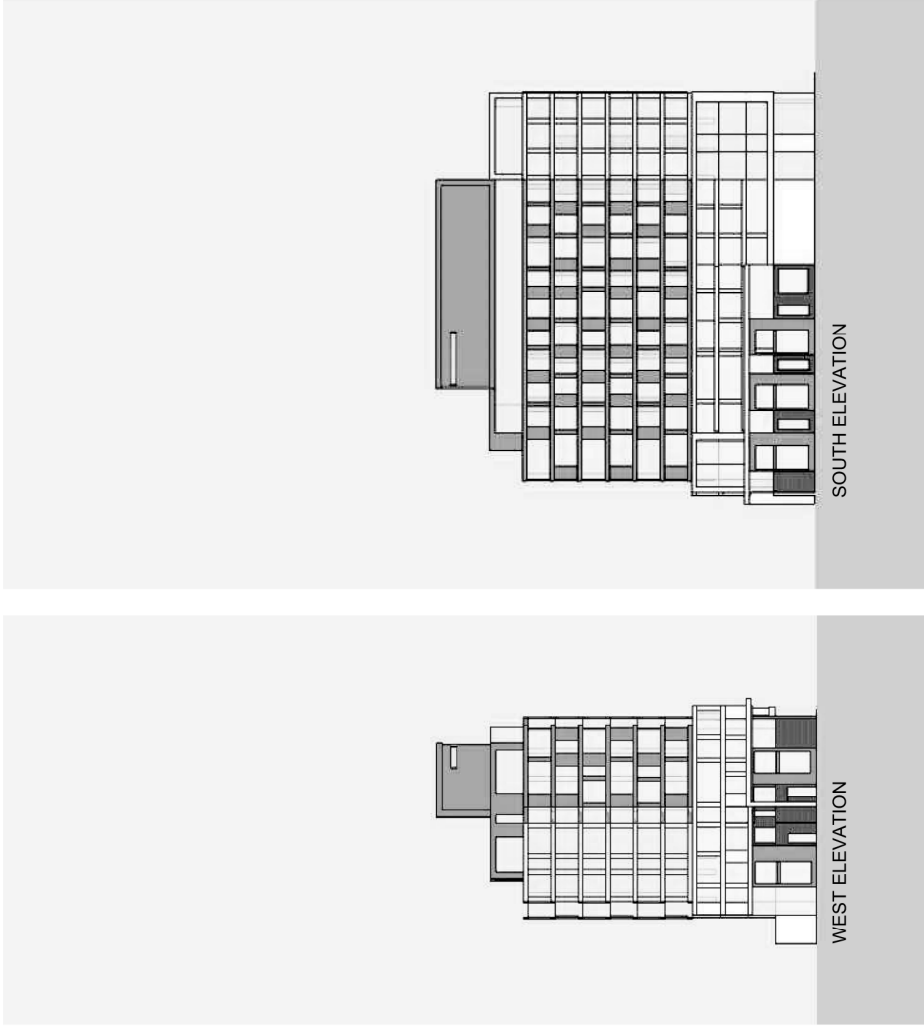


Elevations - Building B
3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

Applicant's Submitted Drawing

Not to Scale
10/26/2011

File # 11 293972 NNY 33



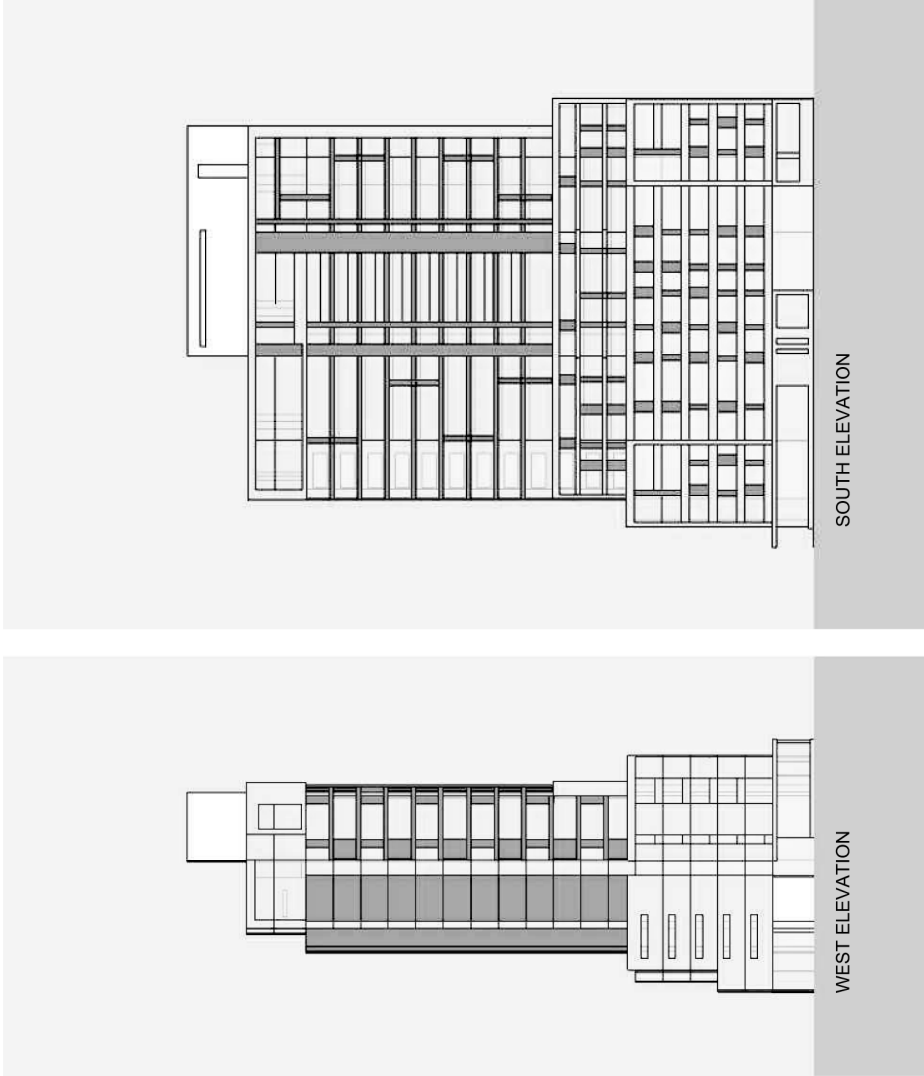
Elevations - Building C

Applicant's Submitted Drawing

Not to Scale
10/26/2011

3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

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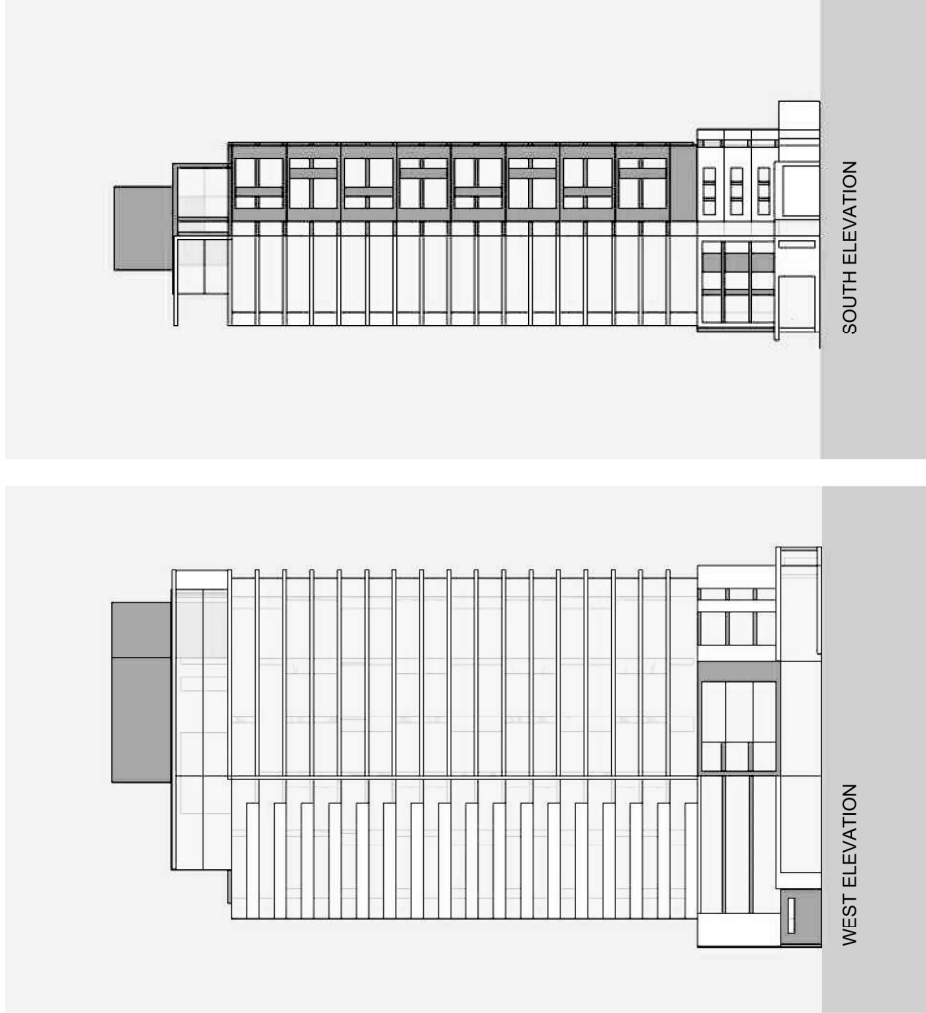


Elevations - Building D
3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

Applicant's Submitted Drawing

Not to Scale
 10/26/2011

File # 11 293972 NNY 33



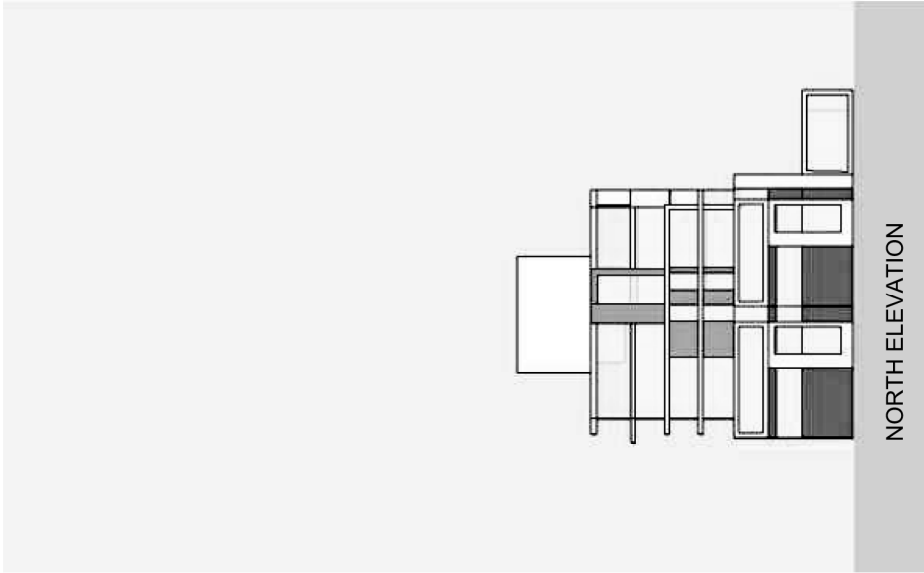
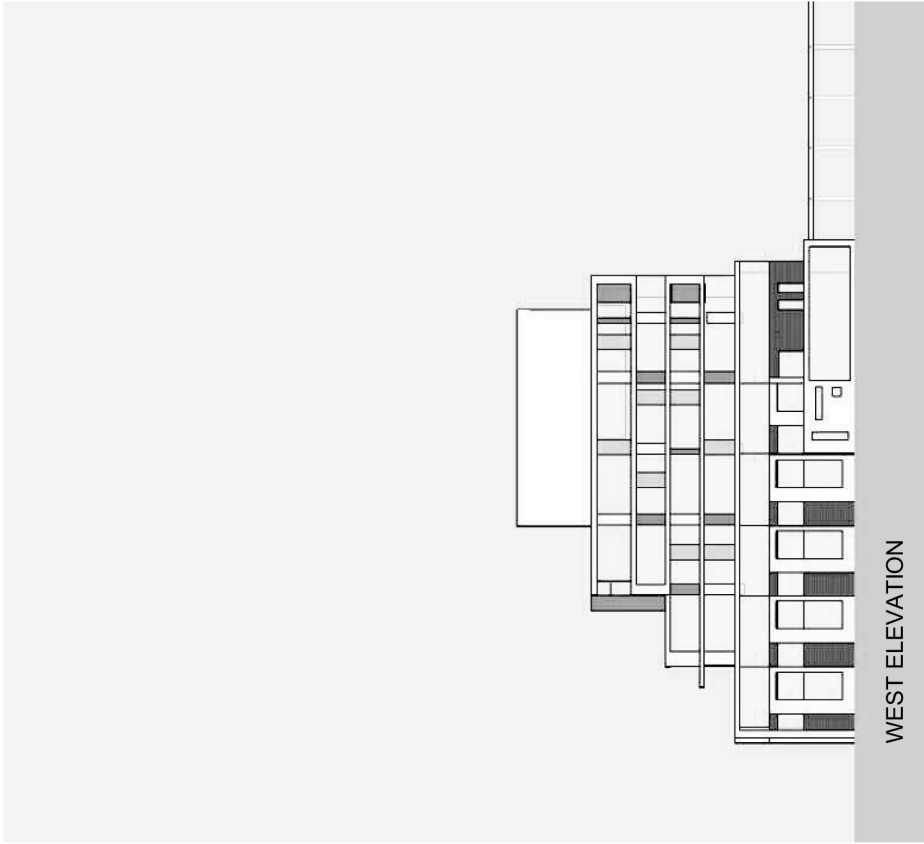
Elevations - Building E

Applicant's Submitted Drawing

Not to Scale
10/26/2011

3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

File # 11 293972 NNY 33



Elevations - Building F
3, 5 Kingslake Rd and 3,5,11,17 & 21 Allenbury Gardens

Applicant's Submitted Drawing

Not to Scale
 10/26/2011

File # 11 293972 NNY 33

Attachment 3: Zoning



Toronto City Planning
Zoning

3, 5 Kingslake Rd and 3, 5, 11, 17 & 21 Allenbury Gardens
 File # 11 293972 NY 33

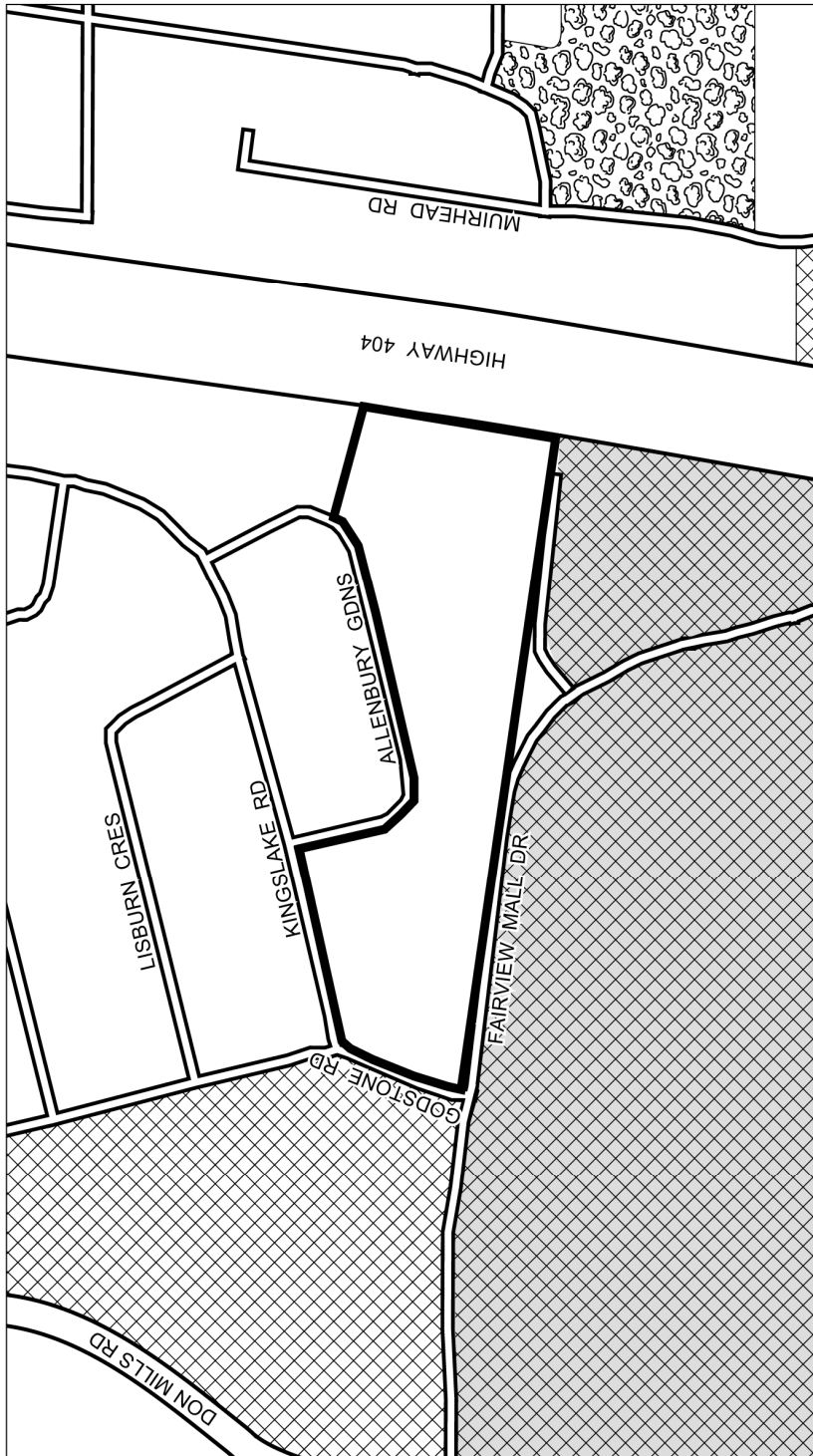
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C3 District Shopping Centre Zone
- 01 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
 Zoning Bylaw 7625
 Extracted 10/26/2011







Attachment 4: Official Plan



3,5 Kingslake Rd and 3,5,11,17, & 21 Allenbury Gardens

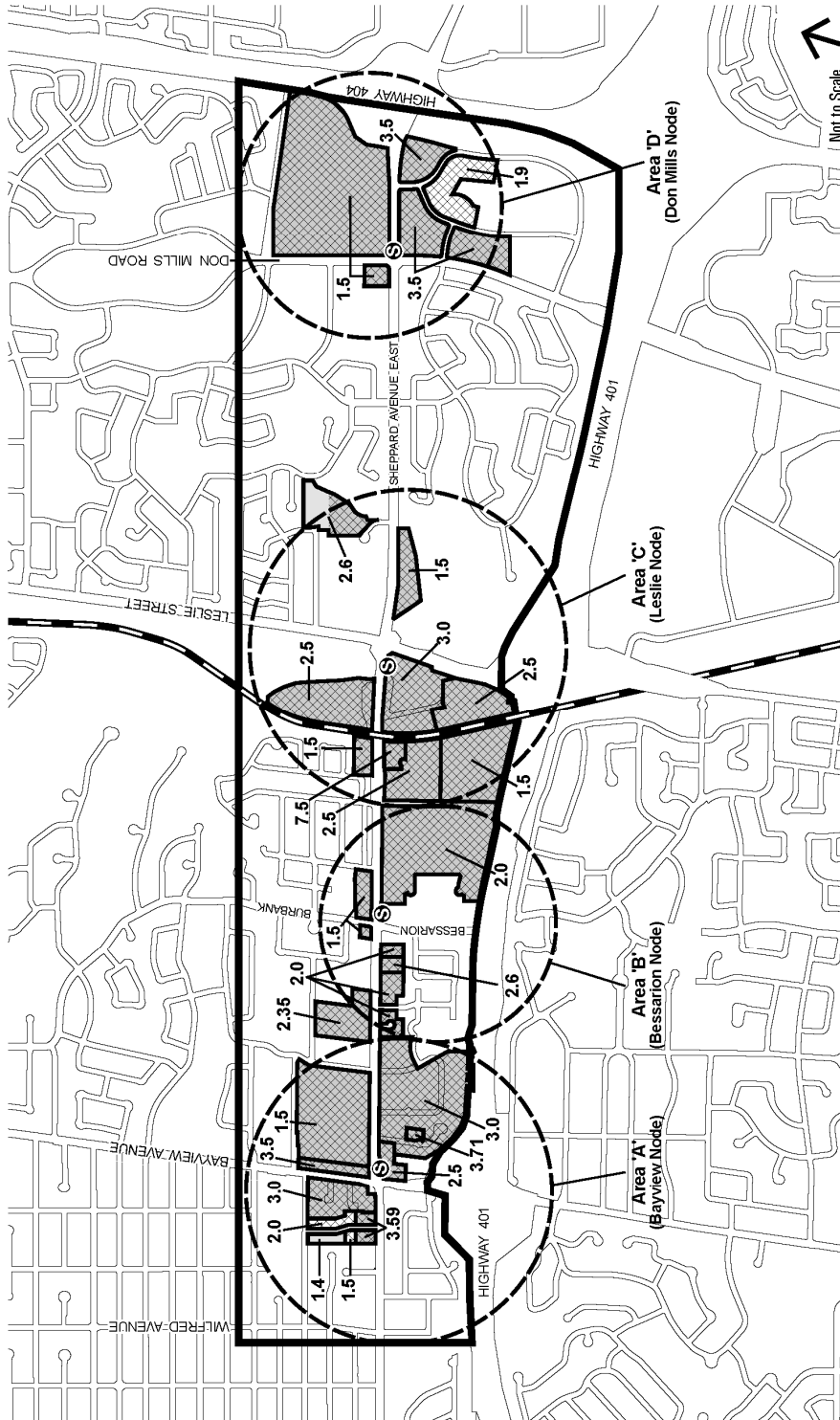
Toronto City Planning
Official Plan

File # 11 293972 NMY 33

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks

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10/26/2011

Attachment 5



Sheppard East Subway Corridor Secondary Plan
 MAP 9-2 Key Development Areas



- Secondary Plan Boundary
- ▨ Neighbourhoods
- ▨ Apartment Neighbourhoods
- ▨ Mixed Use Areas
- 1.5 Density
- Ⓢ Subway Station

December 2010

