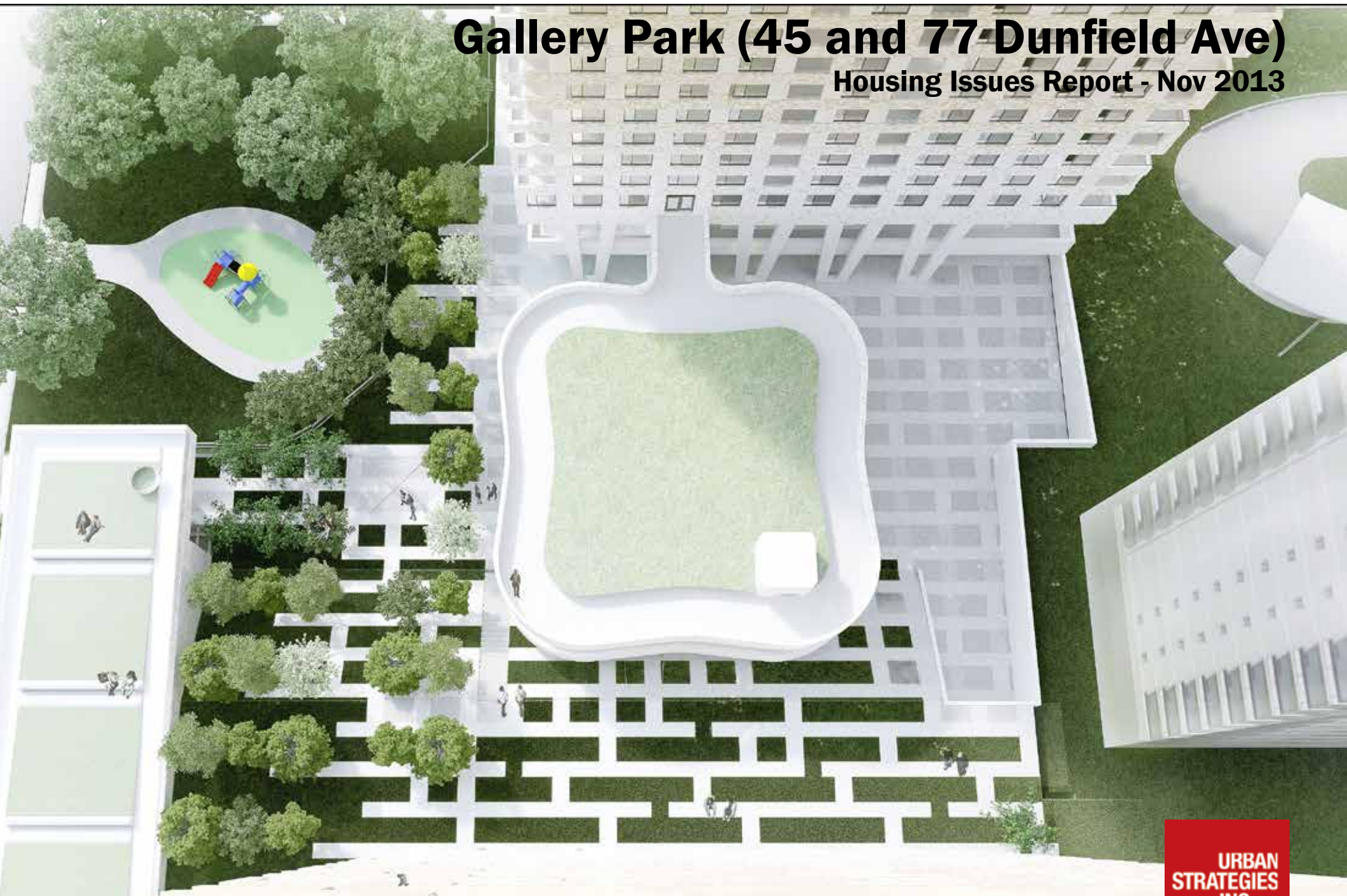


Gallery Park (45 and 77 Dunfield Ave)

Housing Issues Report - Nov 2013



Dunfield Ave.

Lillian St.



Soudan Ave.

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Cover Image and Image on Opposite page Courtesy of Brook McIlroy Inc.

01 Purpose of the Report:

Intensification of an Existing Rental Site where all Existing Rental Units will be Maintained

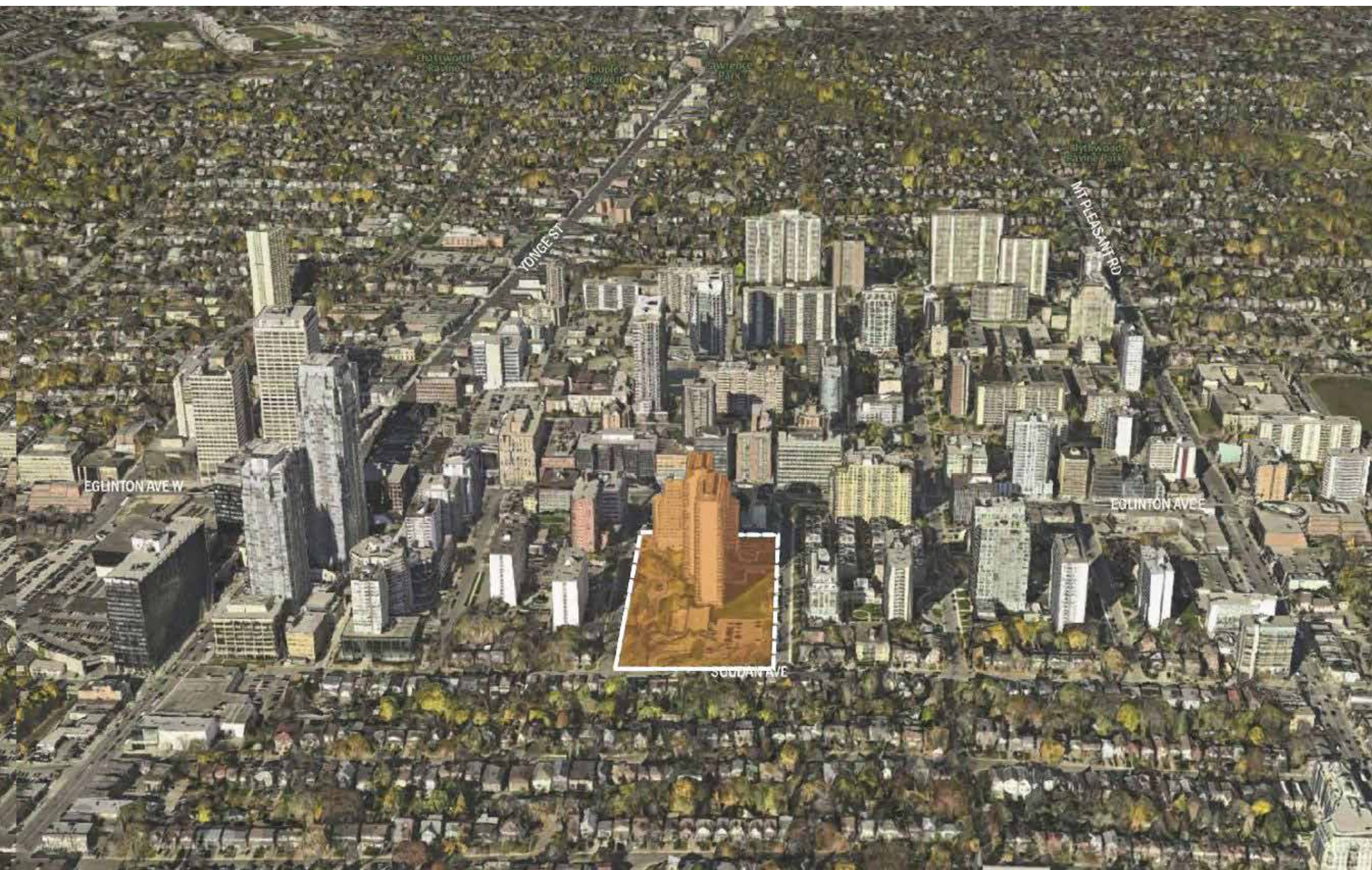
This Housing Issues Report is one of a number of studies in support of an application to amend Zoning By-law 438-86 and Zoning By-law 569-2013 in order to permit the proposed redevelopment of what is municipally known as 45 and 77 Dunfield Ave, and what is termed as “Gallery Park” and/or the subject site for the purposes of this report.

This report also addresses the requirements of Section 3.2.1.5 of the City’s Official Plan, as it sets out the policy direction regarding the intensification of an existing rental site where all of the existing rental units will be maintained.

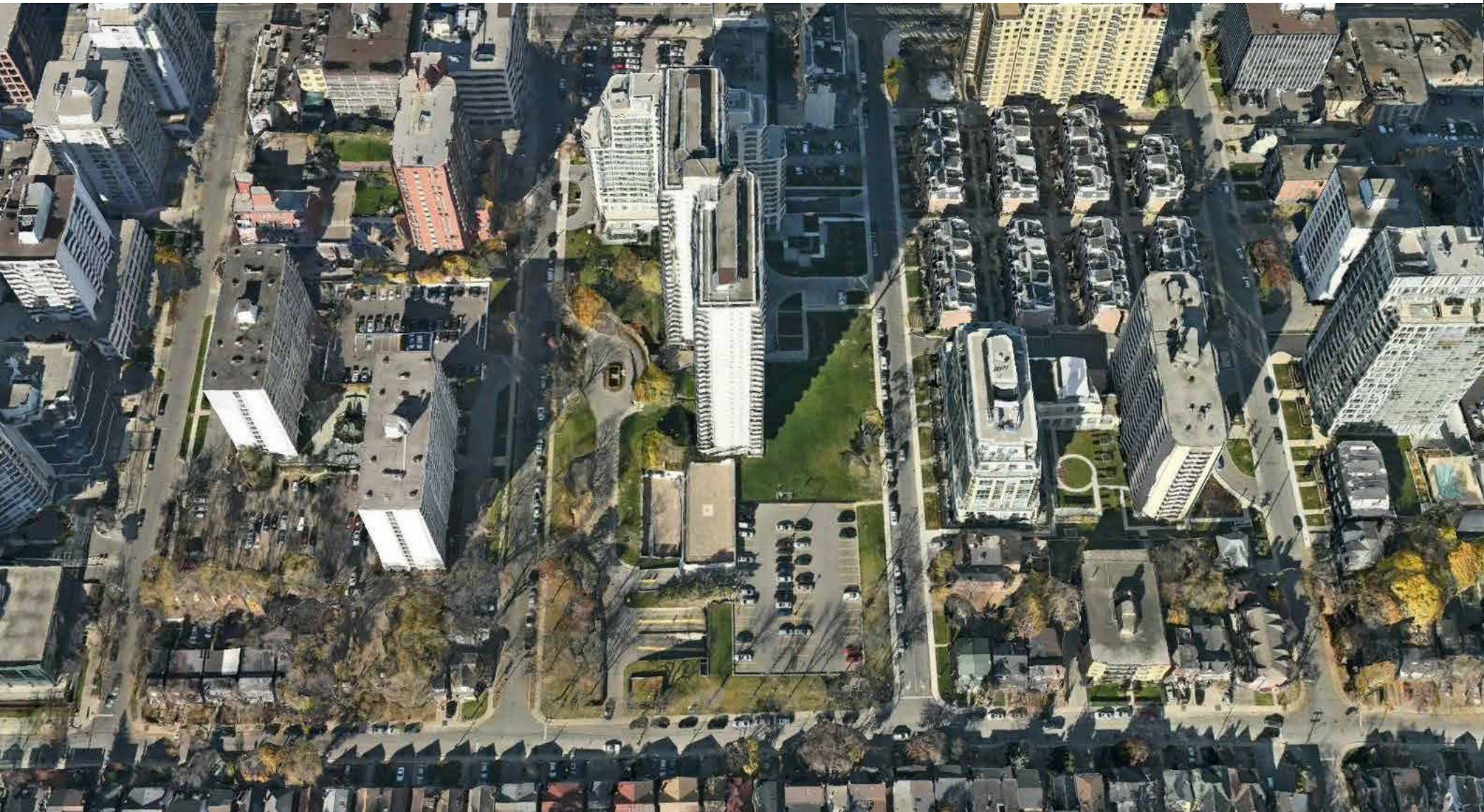
The policy seeks to maintain the existing rental units with affordable and mid-range as rental units for a period of time. It also seeks to secure improvements to the existing rental housing and/or benefits for the existing tenants via Section 37 and/or Section 51 of the Planning Act, without any pass-through costs in the rents to the existing tenants.

The Housing Issues Report is structured as follows:

- Description of the subject site and existing rental buildings, including the unit mix, rent rolls and number of units that are considered to have affordable or mid-range rents.
- Overview of the proposed redevelopment concept, including the proposed tenure and unit mix.
- Explanation of the conceptual phasing plan, proposed benefits to the existing tenants, proposed construction mitigation strategy and proposed tenant communication plan.
- Analysis of the relevant planning policies and explanation of the planning rationale for the proposed redevelopment.
- Summary opinion and conclusion



02 Overview of the Subject Site and Existing Rental Buildings





Looking West

Looking West



Looking East

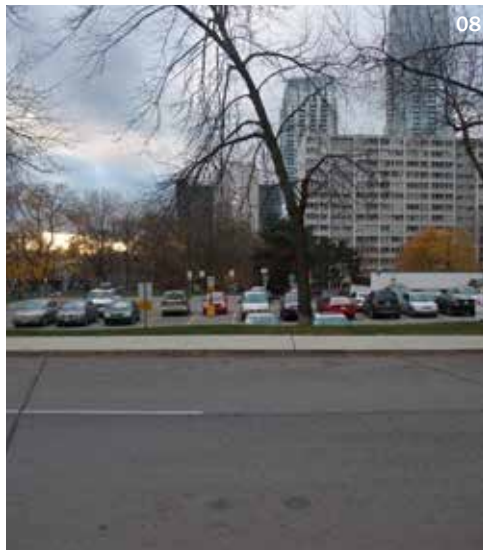
- > The subject site is municipally known as 45 Dunfield Avenue and 77 Dunfield Avenue.
- > The site is bound by Dunfield Ave. to the west, Soudan Ave. to the south and Lillian St. to the east. To the north, the site is bound by the properties municipally known as 85-117 Eglinton Avenue East.
- > The subject site occupies approximately two-thirds of the block and is approximately 16,883.5sm in size. It is rectangular in shape and has an approximate frontage of 189m along Dunfield Ave., 91m along Soudan Ave. and 180m along Lillian St.
- > The site is currently comprised of two apartment buildings and accessory uses to those apartment buildings:
 - > The Dunfield, (built in 2007) a 16-storey senior's residence building with 177 units that is located on the northern portion of the site. The Dunfield fronts onto Dunfield Ave while the units face north and south.
 - > The Torontonion, (built in 1967) a 28-storey rental apartment building with 575 units that is located in the central portion of the site. The Torontonion fronts onto Dunfield Ave and the units face east and west.
- > With respect to accessory uses, the site contains:
 - > A covered pool and outdoor patio that serves as a residential amenity space, just to the south of The Torontonion;
 - > Two pick up/drop off areas for each respective building that are both accessed via Dunfield Avenue;
 - > A large surface parking lot with approximately 65 visitor parking spaces facing the Lillian Street frontage, but accessed via Dunfield Ave. The parking represents approximately 22% of the site (excluding



01 / Subject Site (Lillian St Apartments)
 02 / Surface Parking Lot
 03 / Looking North at the on-site green space
 04 / Looking Northeast
 05 / Looking Northwest



06



08



07



09

06 / 77 Dunfield - The Dunfield
 07 / Looking northwest at the open space
 08 / Looking west at the parking lot
 09 / 45 Dunfield - The Torontonion

the park);

> An underground parking garage with 536 parking spaces for both buildings. The underground parking spaces are distributed over two levels and are significantly underutilized;

> Residents and visitors to the Dunfield, as well as residents to the Torontonion can enter into the underground parking garage at the north end of the site via Lillian St and exit via Dunfield Ave. Visitors to the Torontonion can park in the surface parking lot and enter and exit via Dunfield Ave;

> Loading for both buildings occurs at the north end the site via Lillian St;

> Approximately 1000sm at the southwest corner of the site (the corner of Dunfield and Soudan) has been leased to the City as park space for a minimum of 50 years and a maximum of 99 years

> Generally, the northern and central portions of the site are well-utilized by two high-rise apartment buildings. However, given the layout of the site, the southern portion is underutilized, particularly the area currently comprised of the covered pool and the large surface parking lot. This portion of the subject site represents an excellent opportunity for intensification.

03 Rents and Bedroom Types of the Existing Buildings

45 DUNFIELD AVE - “THE TORONTONIAN”

The Torontonion was built in 1967 and is a 28-storey rental apartment building with 575 units that is located in the central portion of the site.

The Torontonion fronts onto Dunfield Ave and the units face east and west.

NUMBER OF UNITS BY TYPE

The following is a description of the number and type of rental units on the subject property.

STUDIO = 134

ONE BEDROOM = 300

TWO BEDROOMS = 134

THREE BEDROOMS = 2

RENT ROLLS

The disclosure of rent roll information for 45 Dunfield, as of November 2013 will be discussed with City of Toronto Housing Policy staff.

NUMBER OF UNITS AT AFFORDABLE OR MID-RANGE RENT LEVELS (as of Nov 2013)

*according to the City of Toronto Official Plan Rent Thresholds for 2013

	AFFORDABLE	MID-RANGE
STUDIO	0	134
ONE BEDROOM	0	301
TWO BEDROOM	2	109
THREE BEDROOM	0	3

77 DUNFIELD AVE - “THE DUNFIELD”

The Dunfield, built in 2007, is a 16-storey senior’s residence building with 177 units that is located on the northern portion of the site.

The Dunfield fronts onto Dunfield Ave while the units face north and south.

The Dunfield is a full-service residence for seniors, where a variety of medical, nutritional and social services, in addition to living expenses are included in the monthly occupation cost.

NUMBER OF UNITS BY TYPE

The following is a description of the number and type of rental units on the subject property:

STUDIO = 31

ONE BEDROOM = 108

TWO BEDROOMS = 38

MONTHLY OCCUPATION COSTS

Below are the range of monthly occupation costs for 77 Dunfield as of June 2013, which includes medical, nutritional and social fees as well as living expenses.

STUDIO = \$3,426.00 - \$7,400.00

ONE BEDROOM = \$3,4321.41 - \$9,050.00

TWO BEDROOMS = \$5,865.10 - \$11,000.00

NUMBER OF UNITS AT AFFORDABLE OR MID-RANGE RENT LEVELS (as of Nov 2013)

*according to the City of Toronto Official Plan Rent Thresholds for 2013

	AFFORDABLE	MID-RANGE
STUDIO	0	0
ONE BEDROOM	0	0
TWO BEDROOM	0	0
THREE BEDROOM	0	0

04 Proposed Redevelopment Concept

The landowner of the subject site, Shiplake Management, has a long-standing history in the Yonge-Eglinton neighbourhood and has a desire to solidify and enhance their commitment to the neighbourhood by creating a legacy project with the proposed redevelopment. They have a well-known reputation and long-term commitment to rental housing in the City of Toronto and wish to reflect that commitment as part of the proposed redevelopment. Shiplake Management also recognizes that a portion of the existing subject site is used as de-facto public open space by the local community and wishes to maintain what is currently on site, while also increasing publicly accessible open space. Furthermore, Shiplake also wishes to create a cultural legacy on the site, by providing public art and a publicly accessible gallery space for world-renowned contemporary art on the site. In further reference to their understanding of aesthetic quality in the public realm, architectural excellence and creativity has been a guiding principle of the proposed redevelopment concept.

The proposed development concept consists of two rental apartment buildings and one gallery, located on the southern portion of the subject site on what is currently a surface parking lot.

The existing indoor pool is also located on the southern portion of the subject site and is proposed to be demolished and completely replaced by a modern indoor pool, as part of a new indoor amenity package. No part of any existing rental units in the Torontonians or the Dunfield is proposed to be demolished.

Building A is 28 storeys in height (86.08m) and contains 288 total rental units, ranging in type from Studios to 2-bedroom plus dens. The total gross floor area of this building is 20,680sm. The aforementioned indoor amenity area will be provided in a 1-storey, 1142sm amenity space that extends from Building A but is provided for the residents of both of the new rental

apartment buildings, as well as the existing Torontonians and the Dunfield. The roof of the indoor amenity space also contains a 328sm, accessible green roof/outdoor amenity space. Building A is oriented in a north-south direction along the western side of the subject site, while the 2-storey amenity space is oriented east-west. The main pedestrian and vehicular access to Building A is from Dunfield Ave.

Building B is 26 storeys in height (78.3m) and contains 275 total rental units, ranging in type from Studios to 2-bedroom plus dens. The total gross floor area is 19,010sm. The main pedestrian access to Building B is from Lillian St, and the building is oriented in a north-south direction along the eastern side of the subject site.

The Gallery is 2-storeys in height (8.9m) and has a gross floor area of 510sm. It will showcase a rotating, world-class art gallery, along with computers, a library, community meeting space and a green roof fully accessible from the ground level. All of the features of the Gallery would be open and available to the public. The Gallery is oriented east-west along Soudan Ave on the southern edge of the subject site and is accessed via a pedestrian walkway which connects to Soudan Ave.

The existing public parkette on the site is approximately 1000sm, however approximately 72% of the subject site would constitute publicly accessible open space excluding the parkette, compared to 52% of what exists today. This additional publicly accessible open space increases safety, accessibility and permeability throughout the subject site. Given the lack of publicly accessible open space in the Yonge and Eglinton neighbourhood, particularly in the southeastern quadrant, creating more open space was on the subject site was a priority and thus all of the on-site open space will be made available to the public. The new publicly accessible open space on the site is directly connected to the new park at the southwestern corner of the subject site via a series of pedestrian pathways, and will be a tremendous new public amenity for the neighbourhood.

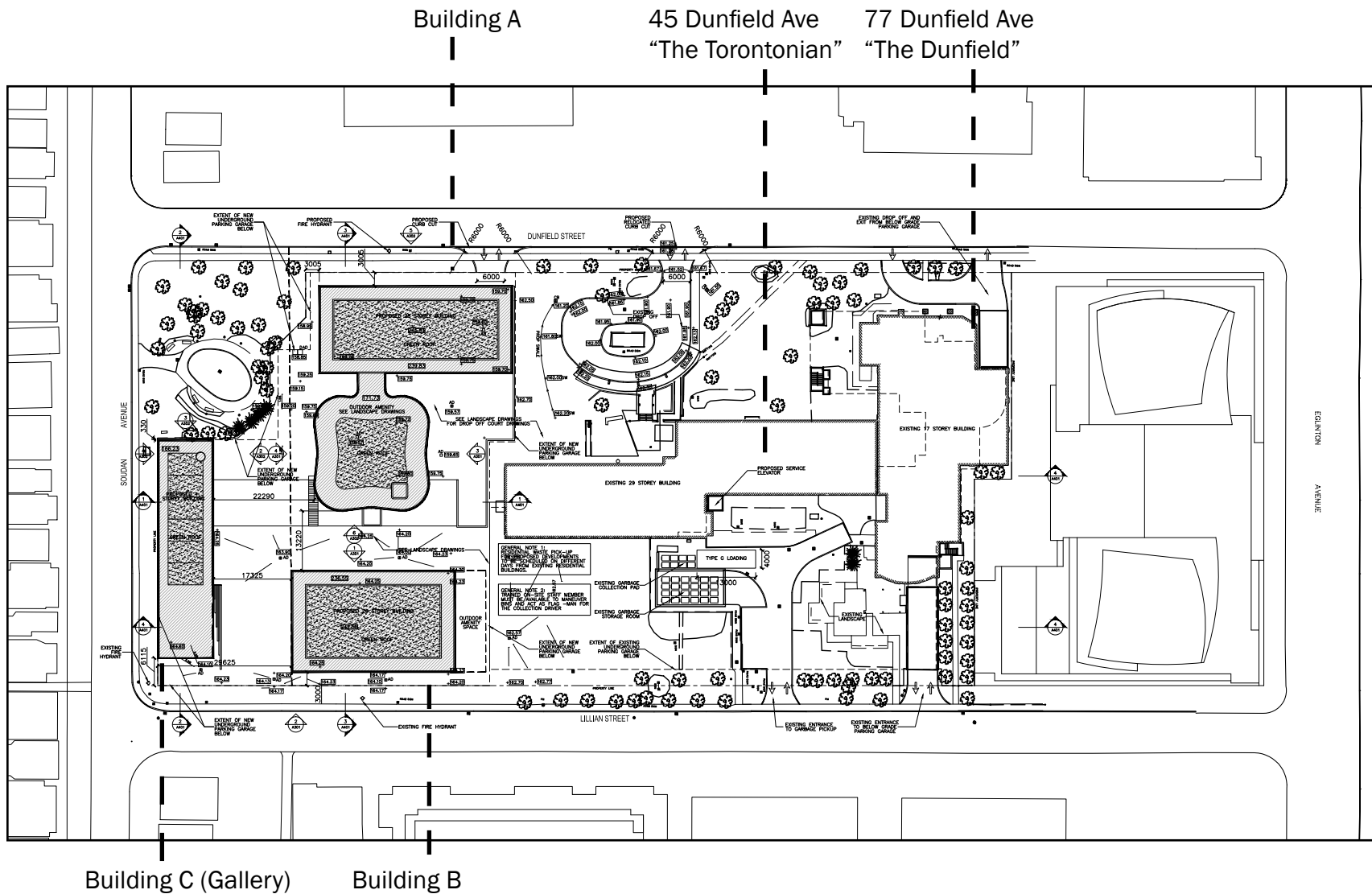
All current surface parking spaces will be removed and the proposed development includes 717 total parking spaces, with

72 spaces for visitors. All of the parking spaces will be located underground and is accessed through the current underground parking garage which is a more efficient use of the current on-site infrastructure. The entrance to the underground parking garage is accessed from southbound only Lillian Street, while the exit is from northbound only Dunfield Ave. This design reduces vehicular penetration into the low-rise neighbourhood to the south of the subject site. The proposed development also includes 644 bicycle parking spaces, located in various spots on and below the subject site.

Loading facilities will be shared with the existing buildings, which another example of a more efficient use of the current on-site infrastructure. Vehicular drop-offs and deliveries will take place within the courtyard adjacent to Building A. This area is paved in such a way to reflect the architectural pattern of the new residential buildings, and is designed to act as a “woonerf”, where pedestrians, cyclists and cars share the space. The indoor amenity space is accessible between the two buildings via a ground level pathway beneath the amenity structure.

From a pedestrian standpoint, the proposed development will increase safety, accessibility and permeability through the subject site. This will create a more enjoyable public realm through the site and also around the site on Dunfield, Lillian and Soudan. The three new buildings frame each of the aforementioned streets and are directly accessible from each. Given the close proximity of the Eglinton Subway Station and two stops from the under-construction Eglinton Crosstown LRT, a vast majority of the residents on the subject site and in the neighbourhood will be walking to and from public transit. The subject site's permeability and the interesting design of the human scale of each building integrates the subject site into the neighbourhood that is unique amongst the other blocks in this quadrant.

Site Plan



Looking North



Plan View



05 Proposed Redevelopment Concept: Tenure and Bedroom Types

PROPOSED TENURE

Rental tenure is proposed for both of the residential buildings.

**BUILDING A (WEST TOWER) -
BEDROOM TYPES AND UNIT MIX**

STUDIO = 26

ONE BEDROOM = 52

ONE BEDROOM PLUS DEN = 105

TWO BEDROOMS = 78

TWO BEDROOMS PLUS DEN = 27

TOTAL NUMBER OF RENTAL UNITS IN
BUILDING A (WEST TOWER) = 288

**BUILDING B (EAST TOWER) -
BEDROOM TYPES AND UNIT MIX**

STUDIO = 25

ONE BEDROOM = 50

ONE BEDROOM PLUS DEN = 100

TWO BEDROOMS = 50

TWO BEDROOMS PLUS DEN = 50

TOTAL NUMBER OF RENTAL UNITS IN
BUILDING B (EAST TOWER) = 275

TOTAL NUMBER OF RENTAL UNITS IN THE PROPOSED DEVELOPMENT = 563

06 Conceptual Phasing Plan for Construction

The conceptual phasing plan for the construction of the proposed redevelopment has not been finalized as an analysis of market conditions is currently on-going and will inform the construction plan for the project. This may or may not include any phasing of the project's various components.

The details related to phasing plan will be provided to the City at the Site Plan Application stage.

07 Proposed Benefits for the Existing Tenants

The proposed redevelopment will create the following benefits to the existing tenants on the subject site without resulting in rent increases to the existing tenants:

- Creation of a modern indoor pool and exercise facility which will be 1142sm. This will replace the original indoor pool which was originally built in 1967;
- An additional 573sm of new indoor amenity space
- Creation of a publicly accessible, 510 sq.m art gallery which will include computer facilities, quiet study areas and rotating displays of world class art;
- The green roof of the art gallery will also be fully accessible to the public and form a part of the new publicly accessible open space on the site;
- Maintaining the existing publicly accessible open space on the site;
- Increasing the total amount of publicly accessible open space on the site by 20%
- Providing public art sculptures throughout the subject site;
- Securing the existing and proposed units as rental housing for 20 years.
- \$150,000 Rent Abatement

08 Proposed Construction Mitigation Strategy

The proposed construction mitigation strategy has not yet been finalized, as the potential phasing of construction also not yet been finalized, as noted in Section 6 of this report.

The proposed construction mitigation strategy will be determined and finalized prior to Building Permit application for below ground excavation.

09 Proposed Tenant Communication Plan

A tenant communication plan at this early stage will consist of _____ newsletters and separate meetings with both the tenants of The Dunfield and The Torontonians are in the process of being established for late 2013 / early 2014.

A tenant communication plan with respect to construction mitigation, noise, dust and construction timelines, among other issues will be determined at a later date.

10 Planning Policy Analysis

OFFICIAL PLAN

Housing Policies 5 (a) and (b) in Section 3.2.1 of Toronto's Official Plan state that when significant new development occurs on sites containing six or more rental units, and where the existing rental units will be kept in the new development, all rental units with affordable and mid-range rents must be secured as rental housing. As well, the new development may secure any required improvements or renovations to the existing rental units without passing on the costs in rents to the tenants.

The proposed redevelopment of the subject site will maintain all of the existing rental units for a period of 20 years. This includes all of the units that currently have affordable and mid-range rents.

All of the units in the new, proposed buildings will be rental units.

PROVIDING IMPROVEMENTS WHEN INTENSIFYING RENTAL HOUSING SITES

When applying its Official Plan policy relating to the intensification of rental housing sites (3.2.1.5), the City's consistent practice has been to require meaningful improvements for existing tenants, in accordance and subject to Section 5.1.1. The required improvements are in the form of new or expanded amenities or specific capital expenditures which do not result in rent increases for tenants. The improvements are intended to compensate tenants for the loss of space and enjoyment of the property and any temporary/permanent disruption resulting from the proposed development.

The proposed redevelopment will create the following benefits to the existing tenants on the subject site without resulting in rent increases to the existing tenants:

- Creation of a modern indoor pool and exercise facility which will be 1142sm. This will replace the original indoor pool which was originally built in 1967;
- An additional 573sm of new indoor amenity space

- Creation of a publicly accessible, 510 sq.m art gallery which will include computer facilities, quiet study areas and rotating displays of world class art;
- The green roof of the art gallery will also be fully accessible to the public and form a part of the new publicly accessible open space on the site;
- Maintaining the existing publicly accessible open space on the site;
- Increasing the total amount of publicly accessible open space on the site by 20%
- Providing public art sculptures throughout the subject site;
- Securing the existing and proposed units as rental housing for 20 years.
- \$150,000 Rent Abatement

11 Planning Rationale

A Planning Rationale report (April 2013) was prepared by and Urban Strategies Inc. and submitted to the City of Toronto as part of the Zoning By-law Amendment package. This represents a high-level overview of that document. The proposed redevelopment of the Lillian Street Apartments represents good planning and is appropriate for a number of reasons. The most important are the following:

> Urban Growth Centre (Yonge-Eglinton Centre)

The proposed redevelopment is located within the Yonge-Eglinton Urban Growth Centre, which is identified in the Growth Plan for the Greater Golden Horseshoe and the Official Plan as one of the major growth centres in the Province and in the City of Toronto. The proposed redevelopment intensifies an under utilized site in an area identified for the highest levels of intensification in the Province and the City. Intensification is directed to these growth centres due to their close proximity to existing and proposed rapid transit infrastructure and a mix of uses within close walking distance.

> Transit Oriented Development

The Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Official Plan promote development within close proximity to existing and proposed rapid transit infrastructure. The proposed redevelopment is located approximately a 5 to 10 minute walk from the Eglinton Subway Station, the 14 bus routes that connect with the Eglinton Subway Station, the future Eglinton LRT Station and the future Mt. Pleasant LRT Station.

> Maintaining Existing Publicly Accessible Open Space and Increasing Overall Open Space

A large portion of the existing site is used as de-facto open space for the local community. This consideration helped to guide the built form and layout of the proposed redevelopment concept, so as to maintain the existing open space as space that would remain publicly accessible. Furthermore, the total open space on the site will be increased from 47% to 67% and will remain publicly accessible.

> More Efficient Use of Land

The Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Official Plan discuss the need to efficiently use land, particularly land that is located within an urban growth centre and within walking distance to existing and proposed rapid transit infrastructure. The subject site is located with the Yonge-Eglinton Centre and is approximately a 5 to 10 minute walking distance from rapid transit infrastructure. However, approximately one-third of the existing site is currently comprised of a surface parking lot. Given the site's context, this is an inefficient use of land. The proposed redevelopment utilizes what was the surface parking lot for the two rental apartment buildings, the gallery and the new publicly accessible open space. All of the parking would be re-located underground and the new rental apartment buildings will utilize the existing servicing infrastructure. As such, the proposed redevelopment represents a more efficient use of land.

> Appropriate Built Form

The built form of the proposed redevelopment is appropriate because it reflects the built form of the surrounding context and also responds to relationship between the apartment neighbourhood and the low-rise neighbourhood. The two rental apartment buildings are designed as a slab building form which reflects the designs of the older apartments in the neighbourhood. Furthermore, this built form also allows for an increase in publicly accessible open space, as opposed to other styles of tall building designs. The height of the buildings also transitions down from the apartment neighbourhoods towards the low-rise neighbourhood on the southside of Soudan. The Gallery is located on the north side of Soudan – this side of Soudan is a part of the transition zone in terms of height and scale and is reflective of that transition.

12 Summary Opinion and Conclusion

The proposed redevelopment of the Lillian Street Apartments represents good planning and is appropriate for a number of reasons. The most important are the following:

> Urban Growth Centre (Yonge-Eglinton Centre)

The residential component of the proposed redevelopment is located within the Yonge-Eglinton Urban Growth Centre, which is identified in the Growth Plan for the Greater Golden Horseshoe and the Official Plan as one of the major growth centres in the Province and in the City of Toronto. The proposed redevelopment intensifies an under utilized site in an area identified for the highest levels of intensification in the Province and the City. Intensification is directed to these growth centres due to their close proximity to existing and proposed rapid transit infrastructure and a mix of uses within close walking distance.

> Maintaining Existing Publicly Accessible Open Space and Increasing Overall Open Space

A large portion of the existing site is used as de-facto open space for the local community. This consideration helped to guide the

built form and layout of the proposed redevelopment concept, so as to maintain the existing open space as space that would remain publicly accessible. Furthermore, the total open space on the site will be increased from 52% to 72% and will remain publicly accessible.

> Maintaining Existing Rental Units

The proposed redevelopment will maintain all of the existing rental units on site. Furthermore, the existing units will be maintained as existing rental units for a period of 20 years

> Creating New Purpose Built Rental Units

The proposed redevelopment includes a provision for 563 new rental apartment units varying in size from studio to 2-bedroom plus den units. The proposed redevelopment is the largest new, purpose built rental housing development in the Yonge-Eglinton Centre since 2006 and is one of a few new rental housing developments in the area. The Official Plan recognizes that a wide variety of housing forms and housing tenures are required to meet a variety of current and future housing needs in the city.

> Benefits for Existing Rental Apartment Tenants

The proposed redevelopment provides a number of benefits to existing tenants, including 1715sm of new indoor amenity space and 1265sm of new outdoor amenity space, in addition to the increased publicly accessible open space and public art gallery. There will also be a \$150,000 rent abatement program. Details of this program will be determined in discussion with City staff.

The proposed redevelopment concept is consistent and in conformity with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe and respectively. It is also supported by the existing Urban Structure and Apartment Neighbourhood policies of the Official Plan, as well as the Yonge-Eglinton Centre Secondary Plan.

The proposed redevelopment is appropriate for the subject site and represents good planning. It helps the City of Toronto and the Province of Ontario fulfill a number of important planning objectives, rental housing targets and public transit investments as detailed throughout this Housing Issues Report.