

Lillian Park (45 Dunfield Ave)

Housing Issues Report

Revised June 2015

First Edition Nov 2013





Looking north from
Soudan Avenue.

Visual comparison
between the Nov 2013
development concept
(top) and the May 2015
development concept
(bottom)



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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 “Lillian Park” and/or the subject site for the purposes of this report.

The May 2015 version of the Housing Issues Report should be read as an addendum to the November 2013 first edition.

Please also note the following major changes to the proposed redevelopment since Nov 2013:

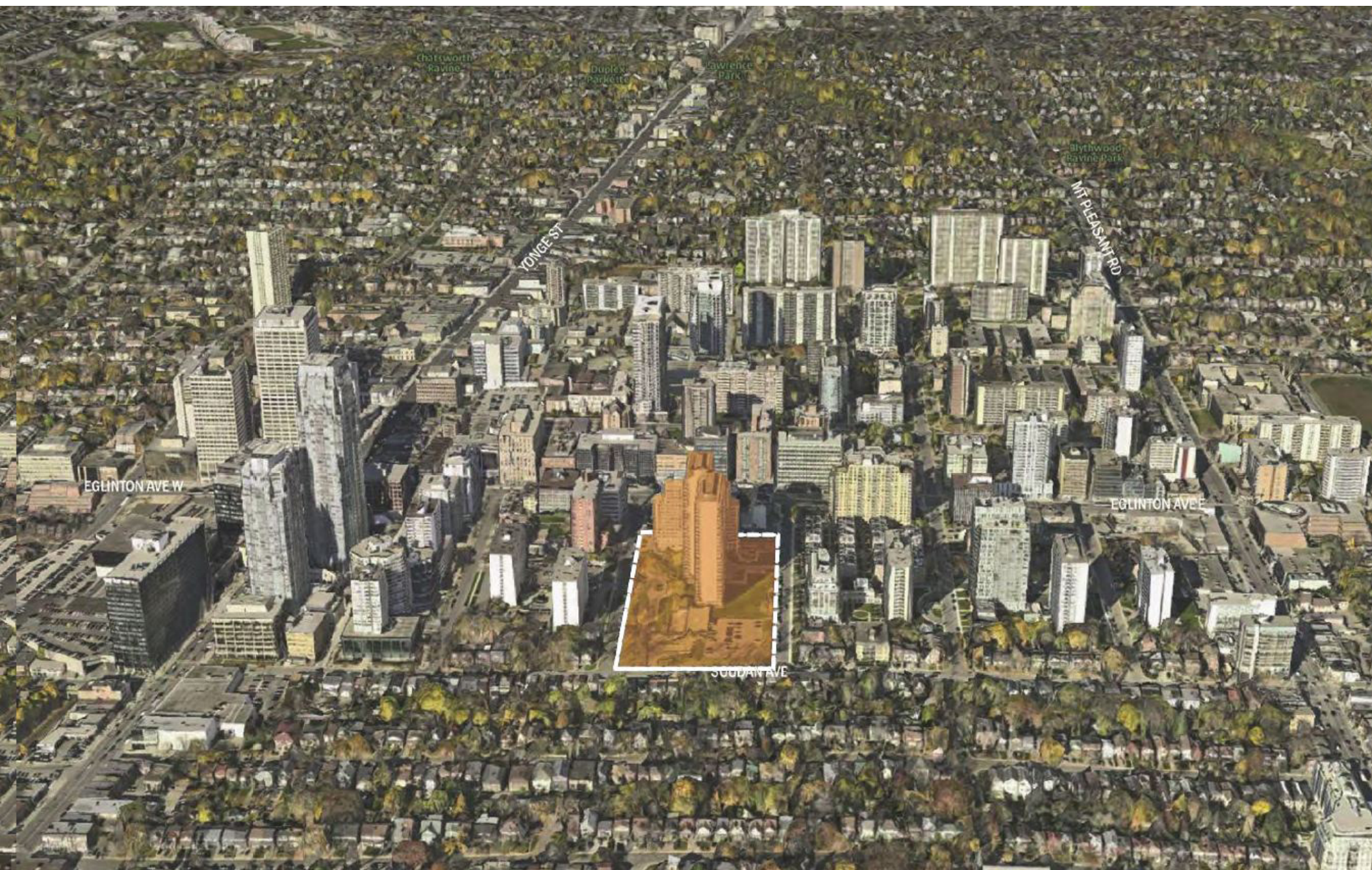
- The heights of the towers have been reduced by two storeys each;
- Subsequently, the number of units has been reduced from 563 to 519; and
- A 510sm daycare facility for 52 children replaces the art gallery component of the project

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.
- Brief Overview of the proposed redevelopment concept, including the proposed tenure and unit mix.
- Explanation of the construction mitigation strategy, tenant communication plan and rent abatement strategy, among other items



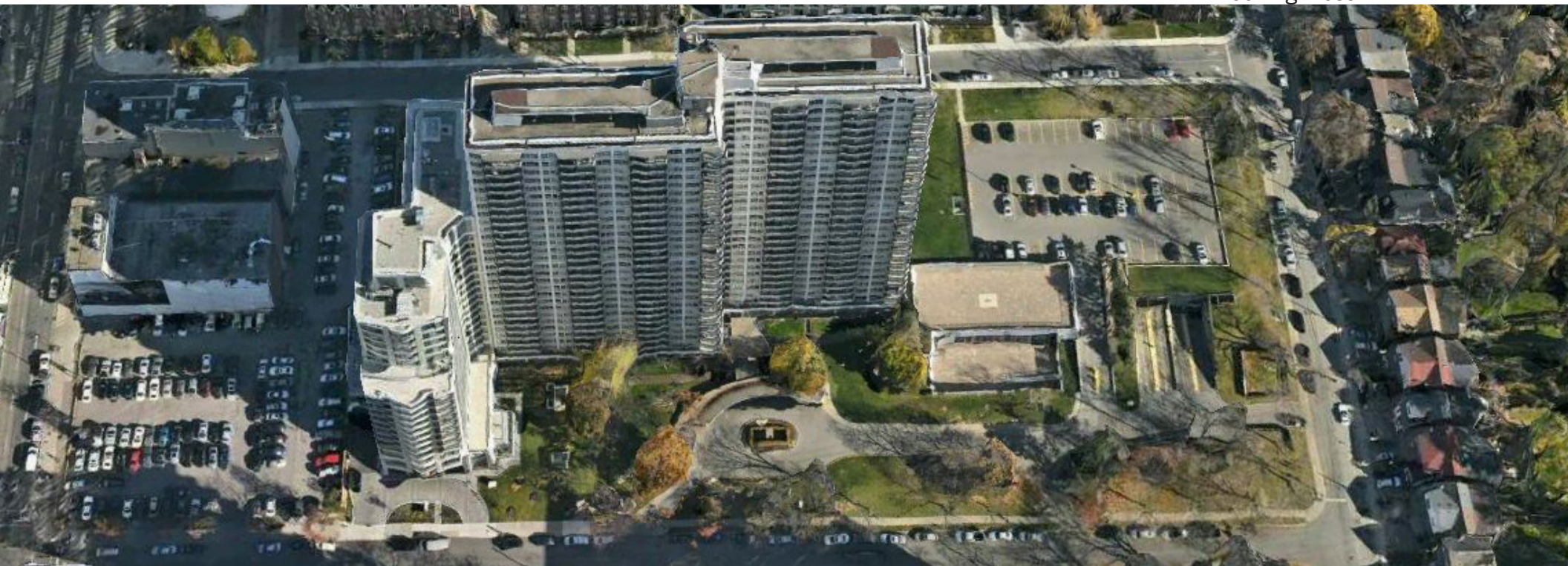
02 Overview of the Subject Site and Existing Rental Buildings





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 Torontonian

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 Torontonian 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 Torontonian 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 Torontonians was built in 1967 and is a 29-storey rental apartment building with 575 units that is located in the central portion of the site.

The Torontonians 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

PROPOSED TENURE

Rental tenure is proposed for both of the residential buildings.

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

STUDIO = 25

ONE BEDROOM = 42

ONE BEDROOM PLUS DEN = 103

TWO BEDROOMS = 71

TWO BEDROOMS PLUS DEN = 26

TOTAL NUMBER OF RENTAL UNITS IN
BUILDING A (WEST TOWER) = 267

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

STUDIO = 22

ONE BEDROOM = 50

ONE BEDROOM PLUS DEN = 88

TWO BEDROOMS = 47

TWO BEDROOMS PLUS DEN = 45

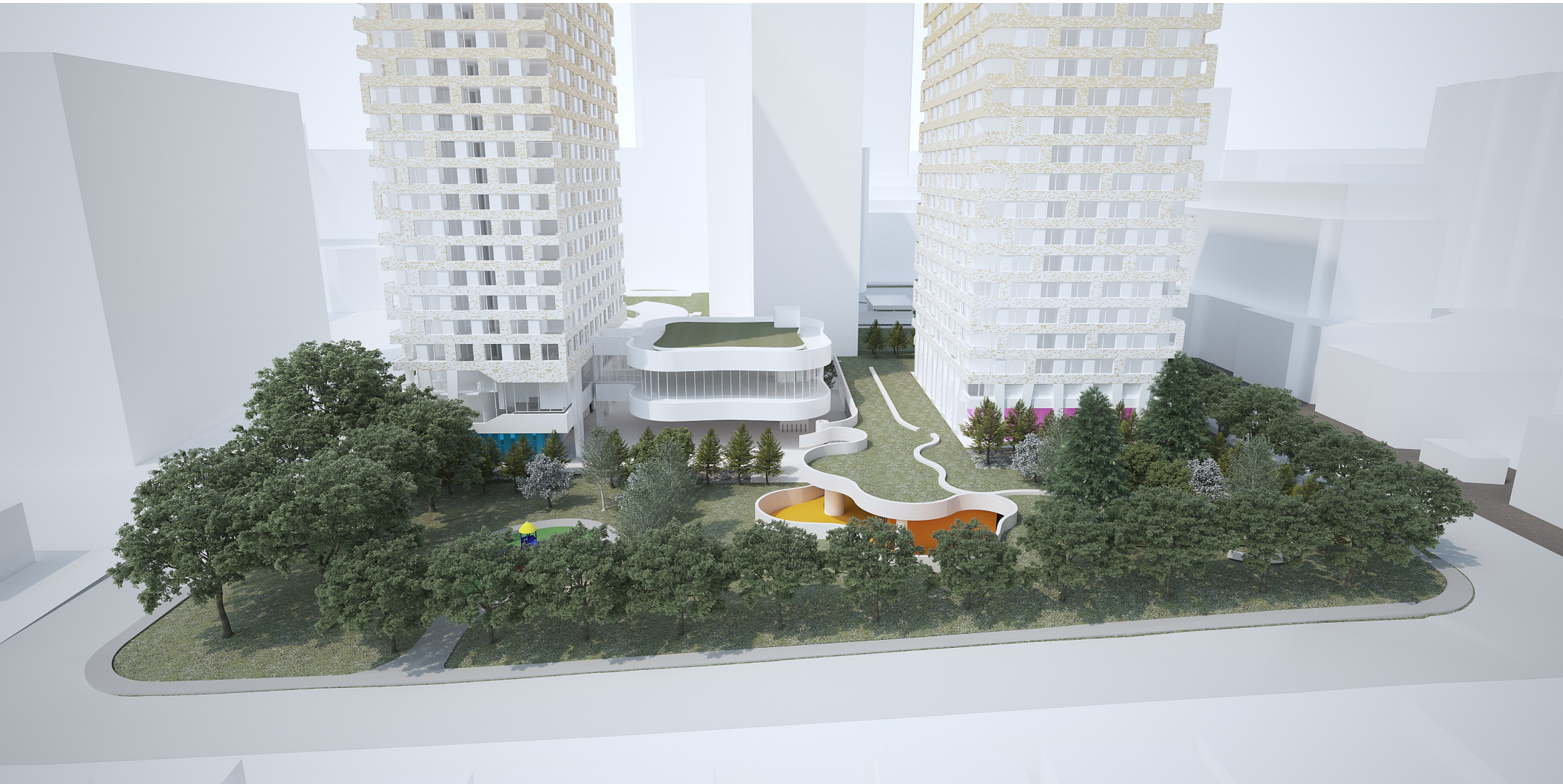
TOTAL NUMBER OF RENTAL UNITS IN
BUILDING B (EAST TOWER) = 252

TOTAL NUMBER OF RENTAL UNITS IN THE PROPOSED DEVELOPMENT = 519

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Looking North



Plan View



June 2015 Housing Issues Report Addendum

This addendum addresses the following items:

- Conceptual Phasing Plan for Construction
- Construction Mitigation Strategy
- Construction Mitigation Strategy for Tenants with Special Needs
- Tenant Communication Plan
- Parking Space Contingency Plan
- New Amenity Space in the Torontonionian
- Rent Abatement Strategy
- Respite Rooms
- Loss of Pool Use Strategy
- Additional Benefits to the Existing Tenants

Conceptual Phasing Plan for Construction

The construction of the proposed developed will take place in a single phase.

Construction is anticipated to begin in mid-2016.

The duration of the construction is approximately 30 months.

Construction Mitigation Strategy

A more detailed construction mitigation strategy will be determined during the Site Plan Approval stage. Generally, the strategies for construction mitigation are as follows:

NOTIFICATION OF AREA RESIDENTS

Shiplake, with the aid of the Construction Manager (CM) will notify neighboring property area residences via letter distribution of construction start, construction duration, working times (as per City of Toronto applicable by-laws) and contact information for any noise and construction related inquiries.

The CM will also meet frequently with all neighboring property managers to keep them aware of upcoming construction activities that may impact their resident portfolio. Site office contact information will also be provided to any direct neighboring properties along with CM's emergency (after hours line) which will also be posted on all site access gates.

DEMOLITION PHASE

There are portions of the existing underground and all of the above parking, along with the pool which will be fully

demolished. Demolition work will conform to all City of Toronto applicable by-laws, Ministry of Environment standards and Ministry of Labour regulations.

SHORING / EXCAVATION / FOUNDATION PHASE

Shoring and excavation will begin immediately upon completion of the demolition work described in Phase 1. Foundation forming will begin as soon as the site is fully excavated. All activity will be contained within the hoarded area of the site. The above-grade building construction will begin as soon as the parking structure is complete.

HOARDING, LANE CLOSURE / PILING AND SHORING / CRANE

Any permits (i.e., encroachment agreement) that are required will be obtained from the City's Works and Emergency Services Department, Transportation Services (Right of Way Management)

WORKING HOURS

Construction activities will take place Monday through Friday during the hours of 7:00 AM to 5:00 PM. Any after hours or weekend

construction activity required, will conform to all City of Toronto applicable by-laws. If deemed required, CM may apply for a noise by-law variance to allow work from 7 a.m. to 9 a.m. on Saturdays.

DIRT AND MUD TRACKING

The CM and sub-contractors shall utilize techniques to reduce the impact of dirt and mud on public roads (ie. Mud mats at construction access points) in order to ensure that municipal property is kept clean and safe during the course of construction. A site maintenance program will be implemented and include street sweepers to remove and clean tracked dirt and mud with the understanding that construction activity will create a certain amount of dirt and mud tracking which cannot be avoided.

DUST/NOISE CONTROL

The CM shall utilize and cause its sub-contractors to utilize modern building techniques to reduce the impact of dust on abutting lands, with the acknowledgement that construction activity will create a certain amount of dust, which cannot be avoided. The Contractor shall govern itself according to the City of Toronto noise by-law during all construction activities.

Construction Mitigation Strategy for Tenants with Special Needs

A construction mitigation strategy for tenants with special needs will be created on a case by case basis.

Tenant Communication Plan

A tenant communication plan will consist of a newsletter, blog post on the Shiplake website and information boards in the lobby of both buildings. The three aforementioned items will be updated monthly to provide tenants with information about upcoming construction plans.

A quarterly meeting for both sets of tenants will be held to provide a summary of construction to date, as well as an update on upcoming construction plans. The tenants will also have an opportunity to ask questions to Shiplake and the construction management company.

Parking Space Contingency Plan

1. Providing the unleased parking in the remaining onsite garage to those with leases
2. Any tenant parking that can't be accommodated in the remaining onsite garage will be provided with a monthly parking pass in other appropriate facilities within close proximity of the subject site.
3. The specifics regarding the allocation of unleased parking spaces and the provision of monthly parking passes will be determined during the Site Plan Application stage.
4. Visitor parking will not be provided during construction.

Loss of Pool Use Strategy

For those tenants who currently use the pool more than once a month, a pass to the North Toronto Memorial Community Centre pool, located at 200 Eglinton Avenue East will be provided until the new pool is open and ready for use.

This pool is approximately a 12 minute walk from the subject site.

Rent Abatement Strategy

A total of \$200,000.00 is proposed for rent abatements and to be distributed amongst units with close proximity to the southern edge of the Torontonians.

These are the units that will be most affected by the construction of the new development.

A colored floor plan of the main floor, 2nd to 28th floors and Penthouse has been provided.

These colors correspond to the monthly rent abatement that these units will be eligible for, respectively.

Green = \$50/month

Blue = \$75/month

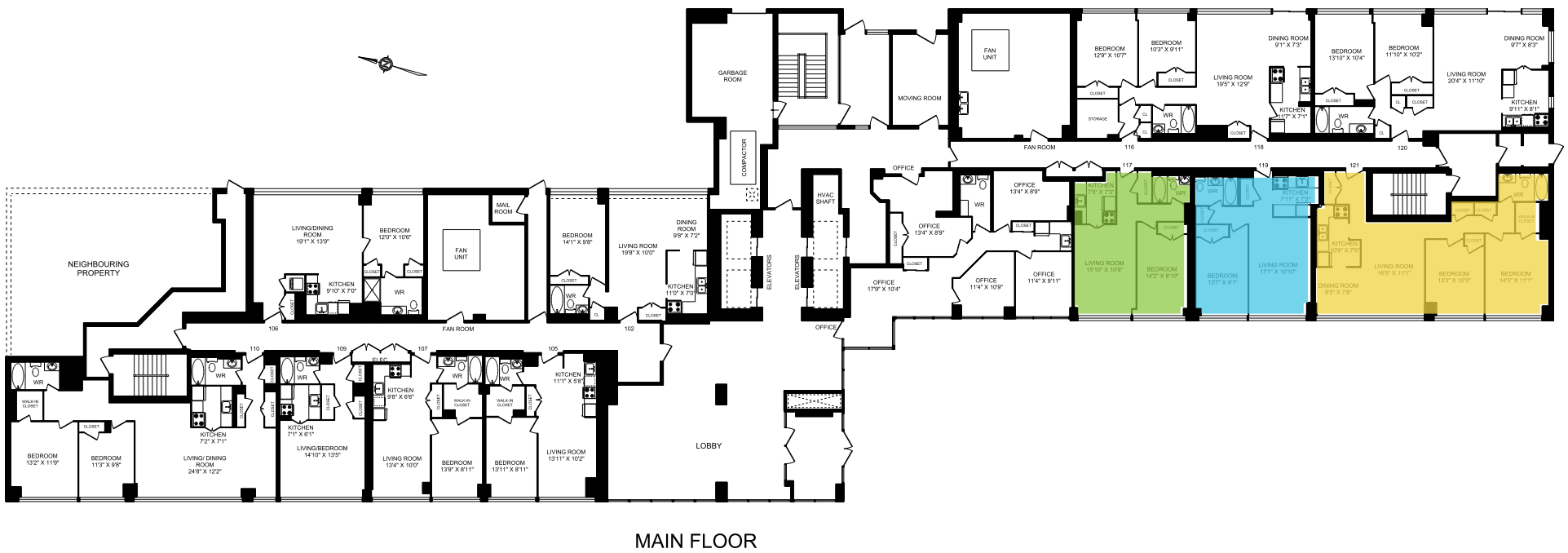
Yellow = \$100/month

Units will become eligible for rent abatements upon the start of excavation.

Based on the total rent abatement amount of \$200,000.00, rent abatements shall continue for a period of 16 months after the start of construction.

Rent Abatement Distribution (Main Floor)

45 DUNFIELD AVENUE



Rent Abatement Distribution (Floors 2 to 28)

45 DUNFIELD AVENUE

Unit #
ending in 16

Unit #
ending in 18

Unit #
ending in 20



TYPICAL FLOOR
(FLOORS 3 TO 28)

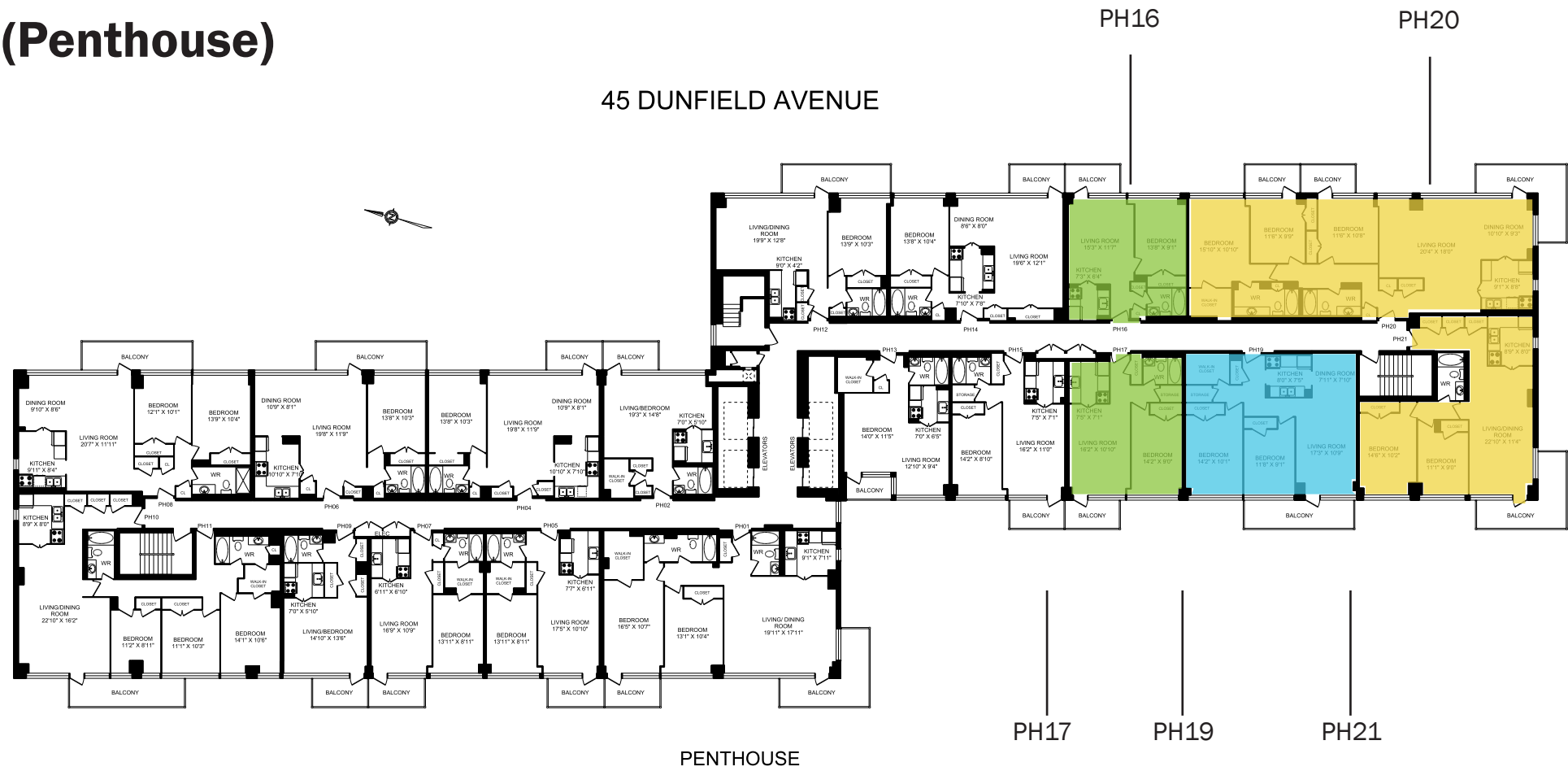
Unit #
ending in 17

Unit #
ending in 19

Unit #
ending in 21

Rent Abatement Distribution (Penthouse)

45 DUNFIELD AVENUE



New Amenity Space in the Torontonion

A storage room on the P1 level of the Torontonion will be converted into a yoga studio.

The space is approximately 350 square feet in size.

Additional 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 510 sq.m public daycare facility;

- Maintaining the existing publicly accessible open space (POPS) on the site and creating 2880sm of new POPS space. In total, approximately 7500sm of publicly accessible open space will be available on the site. This is equal to 44% of the total site, excluding the 1000sm parkette

- Providing public art sculptures throughout the subject site;

- Securing the existing and proposed units as rental housing for 20 years.

