

ISSUES LIST

(730 Dovercourt Road / 323 and 357 Rusholme Road)

**Consolidated Issues (City of Toronto, Bloor-Dufferin Residents Committee Ltd.,
Dufferin Grove Residents Association (DGRA)):**

1. Whether the proposed development, including the level of intensification and built form, is appropriate given the planning and policy framework of:
 - i) Section 2 of the Planning Act;
 - ii) the Provincial Policy Statement;
 - iii) the Official Plan of the former Municipality of Metropolitan Toronto; and
 - iv) the former City of Toronto Part I Official Plan?
2. Whether the proposed development complies with or maintains the intent and purpose of the policy objectives and built form characteristics of High Density Residential Areas identified in the former City of Toronto Part I Official Plan?
3. Whether the proposal complies with or maintains the intent and purpose of the housing policies of the Official Plan for the former Municipality of Metropolitan Toronto as well as the City of Toronto Part 1 Official Plan, and adequately addresses the Planning Act, the Provincial Policy Statement, the new Official Plan for the City of Toronto as well as the public interest, particularly in connection with securing rental tenure of the existing buildings for an appropriate period and improving/preserving the site for rental accommodation with no pass through costs to existing tenants.
4. Whether the proposed development is consistent with the intent, purpose and direction of the New Official Plan for the City of Toronto which is currently under appeal and not yet in force, including those policies relating to Apartment Neighbourhoods and Housing.
5. Whether the proposed development maintains the intent and purpose of the Zoning By-law No. 438-86, as amended, and Site Specific Zoning By-law No. 22620, as amended.
6. Whether the proposed built form of development is appropriate and complies with or maintains the intent and purpose of the City's urban design and built form policies relating to the following:
 - massing and built form

- height
 - setbacks / stepbacks
 - density
 - shadowing
 - wind impacts
 - light, views and privacy
 - streetscape design and pedestrian environment
 - open space design, pedestrian and play environment
 - relationship to the surrounding context
7. Whether the proposed building separation, height, gross floor area, setbacks, stepbacks, coverage, landscaped open space, amenity space, bicycle parking are appropriate/adequate?
 8. Does the site appropriately accommodate the combination of built form and density proposed?
 9. Whether the proposed landscape concept plan is acceptable and functional.
 10. Whether the proposal adequately addresses the impacts on the existing tenants and what improvements to the site (existing lands, buildings and amenities) would be appropriate as part of the development proposal?
 11. If an increase in height or density is determined to require contribution pursuant to section 37 of the *Planning Act*, what are the nature and extent of the appropriate facilities, services and matters to be secured through section 37 of the *Planning Act*?
 12. Whether the form and content of the draft official plan amendment and zoning by-law are acceptable.

City of Toronto

No additional issues

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13. Whether the proposal contributes to improving the quality of life for existing tenants and for the surrounding community?
14. Whether the proposal can be regarded as sensitive infill compatible with the surrounding neighbourhood.

15. Ability of the site to accommodate this massive proposal (ie. whether there is enough underutilized space on the site to accommodate the proposed building).
16. Whether the tenant benefits associated with the proposed development, are sufficient?
17. The extent to which there will be restoration of tenant amenity space that has been closed.
18. Traffic and parking.
19. Impact on future redevelopment of Bloor Street Frontage.

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22. Whether there has been both sufficient consultation with current tenants and sufficient public consultation concerning community benefits.
23. Whether the proposed footprint, height, massing, building separation, setbacks and building face of the new structure are appropriate for the site.
24. The potential impact of the proposed development on pedestrians and local residents with regard to:
 - relationship between ground floor units and the street;
 - noise;
 - automobile circulation and parking.