

799, 803, 803R, 807, 809 Broadview Avenue and 21R Pretoria Avenue – Zoning and Site Plan Applications - Preliminary Report

Date:	May 28, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	File Nos. 07-198972 STE 29 OZ and 07-199051 STE 29 SA

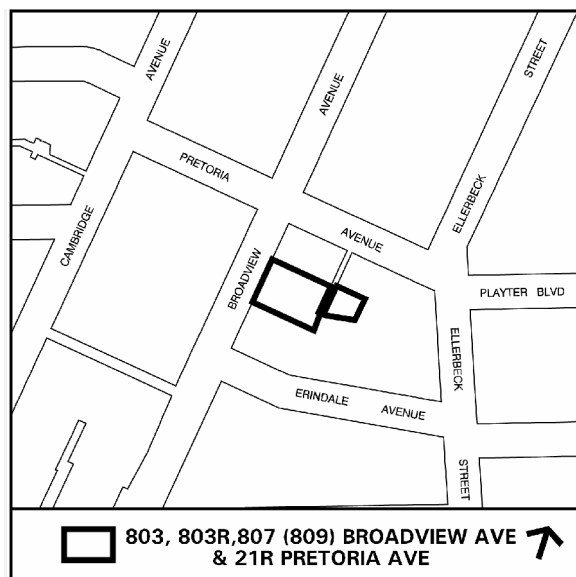
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the City of Toronto Act, 2006.

This application proposes to construct a five storey medical office building with retail at grade and underground parking at 799, 803, 803R, 807, 809 Broadview Avenue as well as provide six outdoor parking spaces to the rear at 21R Pretoria Avenue.

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 next step will be a community consultation meeting on June 28, 2007 at the Estonian House with a Public Meeting targeted for the end of the year. The target date assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to attend the community consultation meeting with the Ward Councillor on June 28, 2007;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 21, 2006, the Ontario Municipal Board issued a decision to permit a mixed use development containing five live/work units and ten residential units with underground parking accessible from a rear public lane for this site. The Site Plan Agreement also before the OMB has now been finalized, however, the Board has indicated that the Order will be withheld until the City of Toronto advises the Ontario Municipal Board in writing that all of the conditions of site plan approval have been satisfied.

A new applicant has now submitted a new application for this site.

ISSUE BACKGROUND

Proposal

The current proposal is to construct a five storey medical building with retail at grade and 30 parking spaces below grade of which 9 spaces are parking stackers. In addition, six outdoor parking spaces are proposed to be provided at 21R Pretoria Avenue, just to the rear with access off an adjacent public lane. A concurrent Site Plan application has been submitted with the application. The project information is attached on the Application Data Sheets.

Site and Surrounding Area

The site is located on the east side of Broadview Avenue, one block north of the Danforth Avenue. There are two individual properties included in the subject application. The properties are separated by a public lane. The property with frontage on Broadview Avenue is vacant, relatively flat and approximately 1244 m² in area. The rear parcel fronts on the public lane and is also relatively flat. It has been used for open parking spaces for quite some time and is approximately 288 m² in area.

The surrounding uses are as follows:

North: a variety of mixed use buildings fronting on Broadview Avenue

South: the TTC Broadview Subway station

East: a typical low density residential neighbourhood

West: low rise residential apartment buildings

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement 2005 (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 Area including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

Broadview Avenue is shown on Map 2, Urban Structure as an "Avenue" from Danforth Avenue to north of Mortimer Avenue, which includes the vicinity of the subject site. Avenues are important corridors along major streets where reurbanization is encouraged to create new housing and job opportunities while improving the pedestrian environment, shopping opportunities and transit service for community residents. A framework for change will be tailored to the situation of each "Avenue" through a local Avenue Study conducted by the City. An Avenue Study has not yet been conducted for Broadview Avenue.

The site is designated as Mixed Use Areas on the portion of the site that fronts Broadview Avenue and Neighbourhoods for the portion of the site east of the public lane (21R Pretoria). Development in Mixed Use Areas on Avenues, prior to an Avenue Study, has the potential to set a precedent for the form and scale of reurbanization along the Avenues. In addition to the policies of the Plan for Mixed Use Areas, proponents of such

proposals are required to address the larger context and examine the implications for the segment of the Avenue in which the proposal is located. Development requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review.

Development in Mixed Use Areas on Avenues that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.

Zoning

The portion of the property fronting on Broadway Avenue is zoned MCR T2.5 C0.5 R2.5 which permits a variety of commercial uses up to a density of 0.5 times the area of the lot and residential or mixed use buildings up to 2.5 times the area of the lot. The height limit is 14 metres. A Site Specific Zoning By-law approved by the OMB on April 21, 2006 permits a mixed use development at 799, 803, 803R, 807 and 809 Broadview Avenue that is no longer proposed for the site.

The zoning on the rear portion of the property fronting on the public lane is zoned R2 Z0.6 which permits residential uses up to a density of 0.6 times the area of the lot with a height limit of 10 metres. It is proposed to continue to be used for commercial parking.

Site Plan Control

An application has been filed for Site Plan Approval. It will be processed when the final details of the rezoning are concluded.

Reasons for the Application

The applicant proposes to build a five storey medical office building with retail at grade. The zoning permits commercial uses up to 0.5 times the area of the lot or 621.75 m², or a mixed use building up to 2.5 times the area of the lot. In view of the fact that the entire building is for commercial purposes a zoning by-law amendment is required for this use at this location. The applicant proposes a building with 4560.55 m² of commercial space or 3.7 times the area of the lot where only 621.76 m² are permitted.

The proposed height for the project is 26.5 m. The height permitted in this area is 14 metres.

Provided that the proposed development is found to be in compliance with the development criteria for Avenues, Mixed Use Areas and Neighbourhoods, an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The Albany Medical Clinic is moving from their present location at 200 Danforth Avenue, situated on the northeast corner of Danforth and Ellerbeck. They would like to occupy the new building by September 2009. This is an aggressive timeframe.

There is no visitor parking provided at the present location and none proposed at the new location. The existing Toronto Authority parking lot on Erindale Avenue will continue to be used as the nearest parking lot to the proposed facility.

Built form matters, including building height and setbacks on the Broadview, north and rear elevations of the building, are also matters to be reviewed.

Given the close proximity to the Broadview Subway Station and new streetcar line configuration presently under construction, consideration of traffic movement patterns on Broadview Avenue will need to be reviewed. The applicant has submitted background documentation on this issue and it has been forwarded to transportation planning staff and the TTC for consideration.

In addition, the applicant will be required to submit a streetscape plan for the public boulevard showing how the streetscape and pedestrian environment can be improved and showing where trees can be planted. The previous application for the site was able to accommodate trees in the boulevard and a sitting area.

An Avenue Segment Review was submitted with this application. Staff will evaluate the submission in the context of the Official Plan requirements.

The legal status of the commercial parking lot within the Neighbourhoods designation needs to be verified. If the existing parking is not a legal non-conforming use, then the proposal would also require an Official Plan amendment application.

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

The previous application at the Ontario Municipal Board will need to be concluded and the file closed.

The local Councillor has requested a wider circulation area for the Community Consultation Meeting, (the Don Valley to Jackman Avenue and Mortimer Avenue to the Danforth). Staff recommend the standard notice for the community consultation meeting. Given the local Councillor has requested a larger circulation area and the applicant has agreed to pay the additional mailing costs for the extended area, staff will ensure that landowners and residents within the extended area will also get notice.

CONTACT

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SIGNATURE

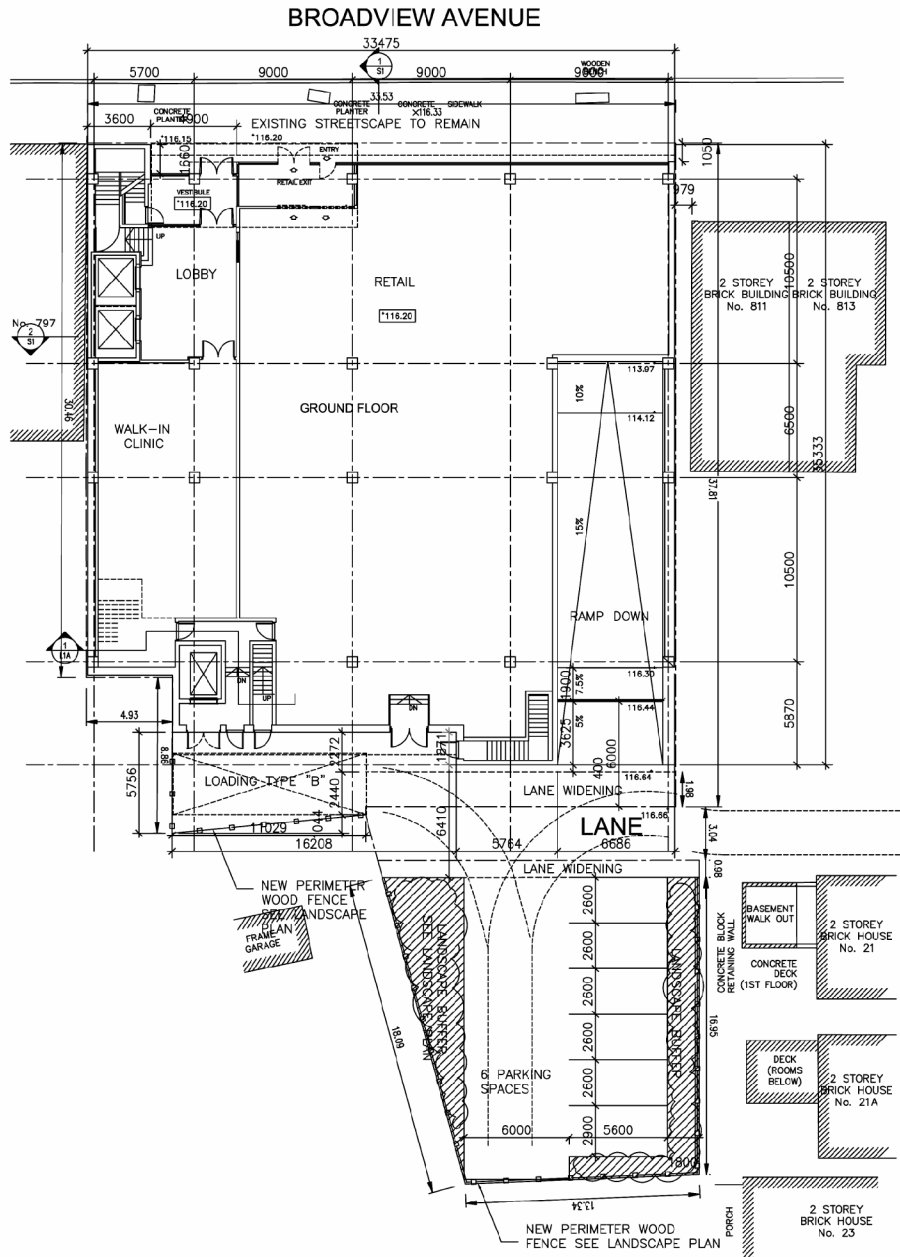
Gary Wright, Director
Community Planning, Toronto East York District

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ATTACHMENTS

Attachment 1: Ground Floor Plan
Attachment 2: East Elevation
Attachment 3: West Elevation
Attachment 4: Zoning
Attachment 5: Application Data Sheet – 807 Broadview Properties
Attachment 6: Application Data Sheet – 21R Pretoria Avenue

Attachment 1: Ground Floor Plan



Ground Floor Plan

Applicant's Submitted Drawing

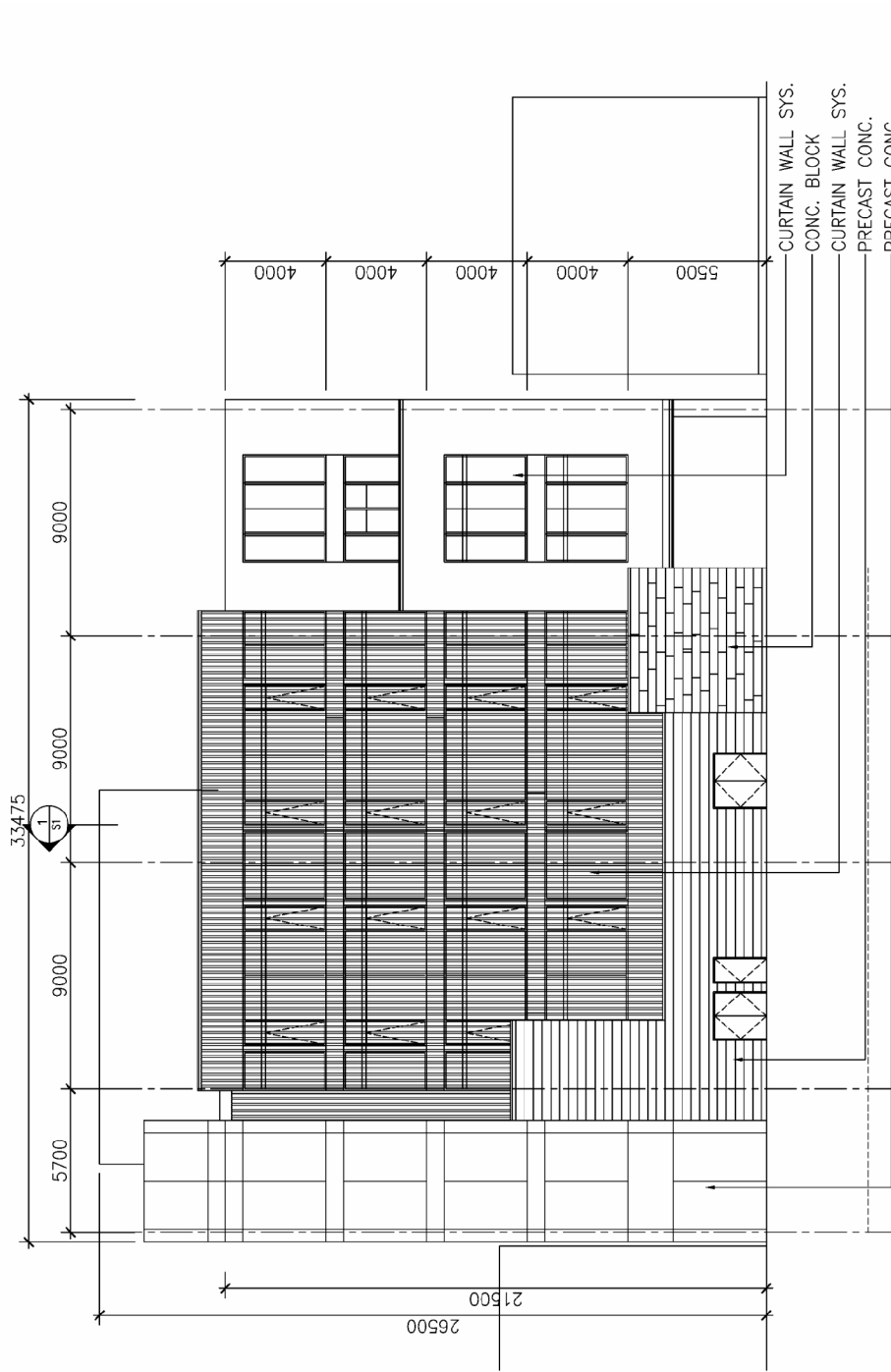
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799, 803, 803R, 807 (809) Broadview Avenue
& 21R Pretoria Avenue

File # 07_198972

Attachment 2: East Elevation



**799, 803R, 807 (809) Broadview Avenue
& 21R Pretoria Avenue**

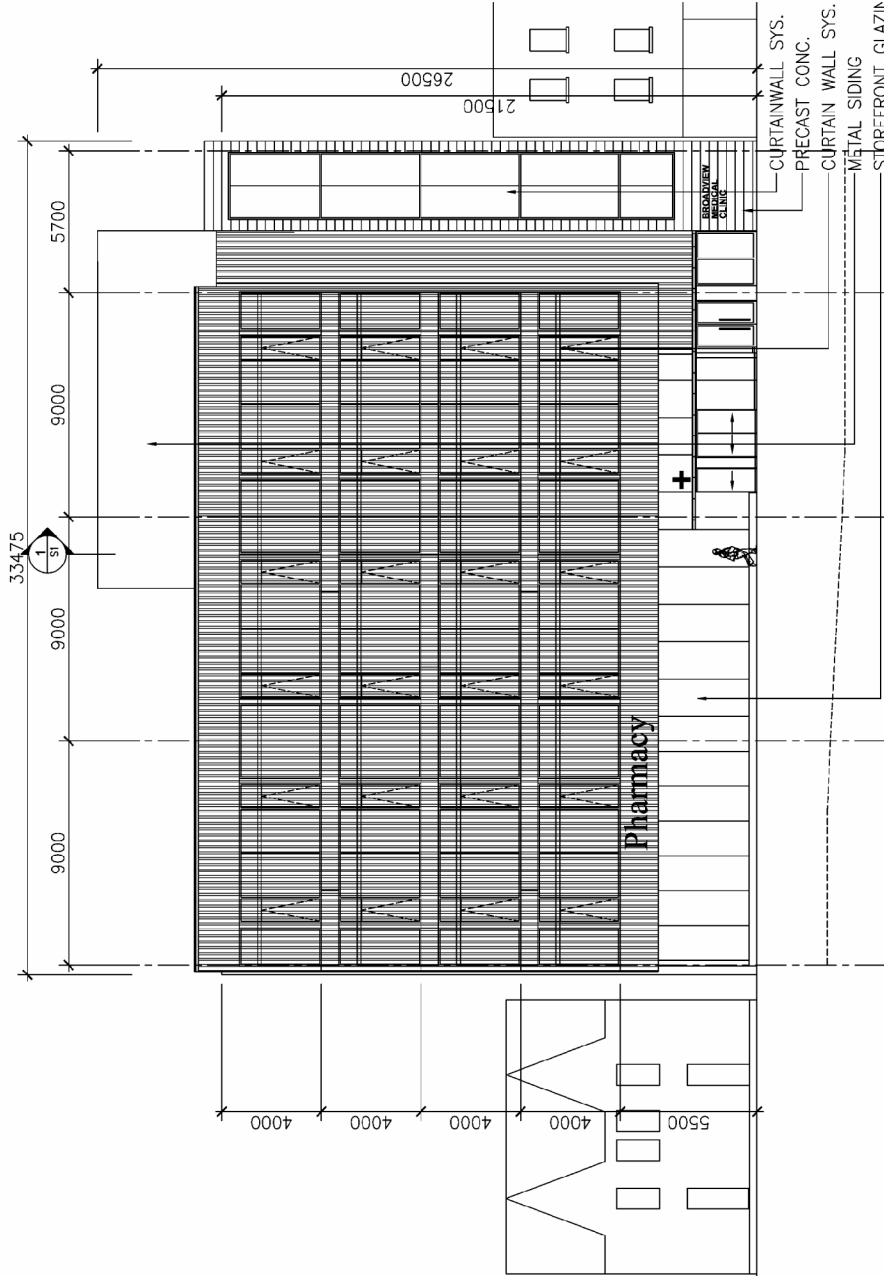
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East Elevation

Applicant's Submitted Drawing

Not to Scale
05/23/07

Attachment 3: West Elevation



West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 05/23/07

**799, 803R, 807 (809) Broadview Avenue
 & 21R Pretoria Avenue**

File # 07_198972

Attachment 4: Zoning



TORONTO City Planning
Zoning

**799, 803, 803R, 807 (809) Broadview Ave
& 21R Pretoria Ave**
File # 07_198972

- R1 Residential District
- R2 Residential District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/23/07 - DR

Attachment 5: Application Data Sheet – 807 Broadview Properties

Application Type	Rezoning	Application Number:	07-198972 STE 29 OZ
Details	Rezoning, Standard	Application Date:	May 8, 2007

Municipal Address: 807 BROADVIEW AVE, TORONTO ON
 Location Description: PL 941 LT1 & PT LT4 **GRID S2905
 Project Description: Proposed five-storey mixed-use commercial building with retail at grade and medical offices on levels two to five, 30 below grade parking spaces and six at-grade parking spaces on lot at rear of lane

Applicant:	Agent:	Architect:	Owner:
Sweeny Holdings Inc.			Broadview Court Inc.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T2.5 C0.5 R2.5	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1244	Height:	Storeys:	5
Frontage (m):	33.8		Metres:	21.5
Depth (m):	38			
Total Ground Floor Area (sq. m):	913			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	30
Total Non-Residential GFA (sq. m):	4562		Loading Docks	1
Total GFA (sq. m):	4562			
Lot Coverage Ratio (%):	73			
Floor Space Index:	3.67			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	667	0
1 Bedroom:	0	Office GFA (sq. m):	3895	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: PLANNER NAME: Denise Graham, Senior Planner - East Section
TELEPHONE: (416) 392-0871

Attachment 6: Application Data Sheet – 21R Pretoria Avenue

Application Type	Rezoning	Application Number:	07-198972 STE 29 OZ
Details	Rezoning, Standard	Application Date:	May 8, 2007

Municipal Address: 21R PRETORIA AVE, TORONTO ON
 Location Description: PL 941 LT1 & PT LT4 **GRID S2905
 Project Description: Proposed parking lot for the office development at 799 to 809 Broadview Ave.

Applicant:	Agent:	Architect:	Owner:
Sweeny Holdings Inc			Broadview Court Inc

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2 Z0.6	Historical Status:
Height Limit (m):	10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	288	Height: Storeys:	
Frontage (m):		Metres:	
Depth (m):			
Total Ground Floor Area (sq. m):			Total
Total Residential GFA (sq. m):		Parking Spaces:	6
Total Non-Residential GFA (sq. m):		Loading Docks	
Total GFA (sq. m):			
Lot Coverage Ratio (%):			
Floor Space Index:			

DWELLING UNITS

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

FLOOR AREA BREAKDOWN (upon project completion)

CONTACT: PLANNER NAME: Denise Graham, Senior Planner - East Section
TELEPHONE: (416) 392-0871