

90 - 100 Broadview Avenue – Rezoning Application - Preliminary Report

Date:	January 22, 2008
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	07-280694 STE 30 OZ

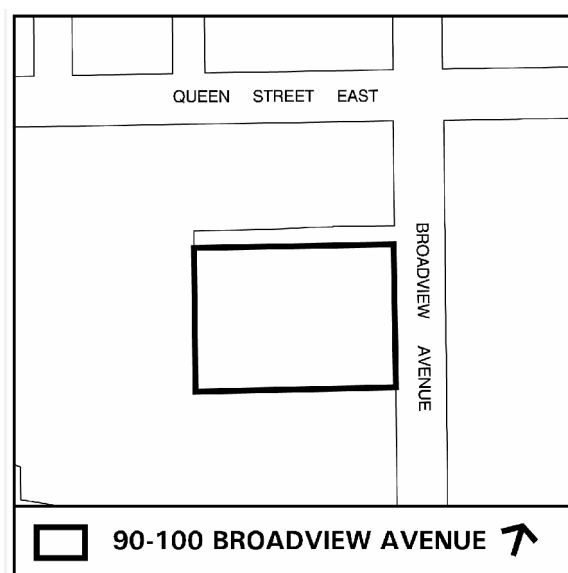
SUMMARY

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

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

The proposal seeks to construct a new 9-storey residential building at 90 Broadview Avenue, and add four storeys to the existing office building located at 100 Broadview Avenue. The development will consist of approximately 18,500m² of residential gross floor area and approximately 8,500 m² of office gross floor area. A total of 192 residential dwelling units are proposed as part of this application.

A Community Consultation Meeting is targeted for early spring 2008.



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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal seeks to construct a new 9-storey residential building at 90 Broadview Avenue and add an additional four storeys to the existing office building at 100 Broadview Avenue. The existing building at 100 Broadview Avenue will be retained.

The development will consist of approximately 18,500m² of residential gross floor area and approximately 8,500 m² of office gross floor area. A total of 192 residential dwelling units are proposed as part of this application. The proposal will have an overall height of 29.5 metres and will provide 196 parking spaces in 3 levels of underground parking. The overall density for the proposed development would be approximately 6.0 times the lot area.

Site and Surrounding Area

The subject site is located on the west side of Broadview Avenue, south of Queen Street East. The subject site currently contains a 1 ½ -storey building and surface parking lot at 90 Broadview Avenue and a 3 ½-storey office building at 100 Broadview Avenue. The site consists of 2 properties which results in a development parcel with an approximate frontage of 57 metres, an approximate depth of 80 metres, and an overall site area of approximately 4,560m².

Development in the vicinity of the subject site is as follows:

North: Development north of the subject site consists of mixed use developments which front onto Queen Street East and range in height from 1 to 5-storeys;

East: Development east of the subject site consists of low density residential dwellings in the form of single detached and semi-detached dwellings;

South: Immediately south of the subject site is a 7-storey residential condominium building. Further south of the subject site, development consists of industrial and automotive uses; and

West: Development west of the subject site consists of a surface parking lot which is associated with a car dealership and two industrial/office buildings which range in height from 1- to 3-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 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.

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 subject site is designated "*Mixed Use Areas*" in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in "*Mixed Use Areas*" includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- locate and mass new buildings to frame the edges of streets and parks;
- provide an attractive, comfortable and safe pedestrian environment;

- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-residential development.

Zoning

The subject site is located in the IC D3 N3 zone which provides a variety of non-residential uses at a density of 3.0 times the lot area and restricts the building height to 18.0 metres. Residential uses are not permitted in this zoning category.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has not submitted a Site Plan Control approval application.

Reasons for the Application

An amendment to the City of Toronto Zoning By-law 438-86, as amended, is required to permit the proposed residential use, as well as to permit the scale and density requested by this proposal.

Provided the proposed development is found to be in compliance with the development criteria for “*Mixed Use Areas*” an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Appropriateness of Land Use

The applicant is proposing to rezone the subject site to allow for residential land uses. The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan development criteria for “*Mixed Use Areas*”.

Height and Density

The applicant proposes to construct a 9-storey mixed use building with an overall height of 29.5 metres and a density of approximately 6.0 times the lot area. The proposed height and density exceeds the maximums as prescribed by the zoning by-law for the site. The

appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Section 37

As part of this application, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the Planning Act including appropriate community services, facilities and amenities which address local priorities including public art.

Building Siting and Massing

The proposed building siting and massing will be reviewed in terms of the proposed building's proximity to the existing residential dwellings directly to the south and east as well as the site's relationship to Queen Street East, an "*Avenue*" in the Official Plan.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the developments access to public transit. A Transportation Impact Study will be required to assess the adequacy of the proposed parking access and parking supply.

Amenity Space

The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

Green Development Standards

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.

Queen – Riverside Vision Plan

City Council directed City Planning staff to establish a Terms of Reference to develop a Queen-Riverside Vision Plan for lands fronting on Queen Street East and lands to the north and south of Queen Street East, between the Don Valley and Broadview Avenue and Eastern Avenue to the south. The proposal will be evaluated within the context of the Queen-Riverside Vision Plan.

Further Information Required

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

Conclusion

A community meeting is anticipated to be held in early spring 2008. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for 2009.

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

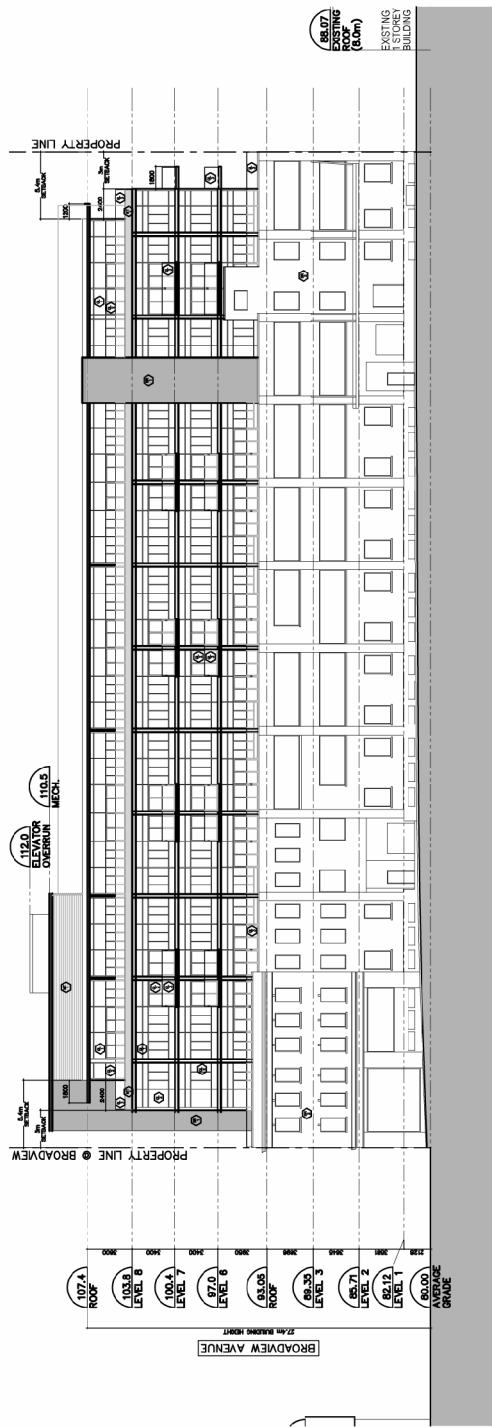
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 2: North Elevation



NORTH ELEVATION
SCALE 1:300

North Elevation

Elevations

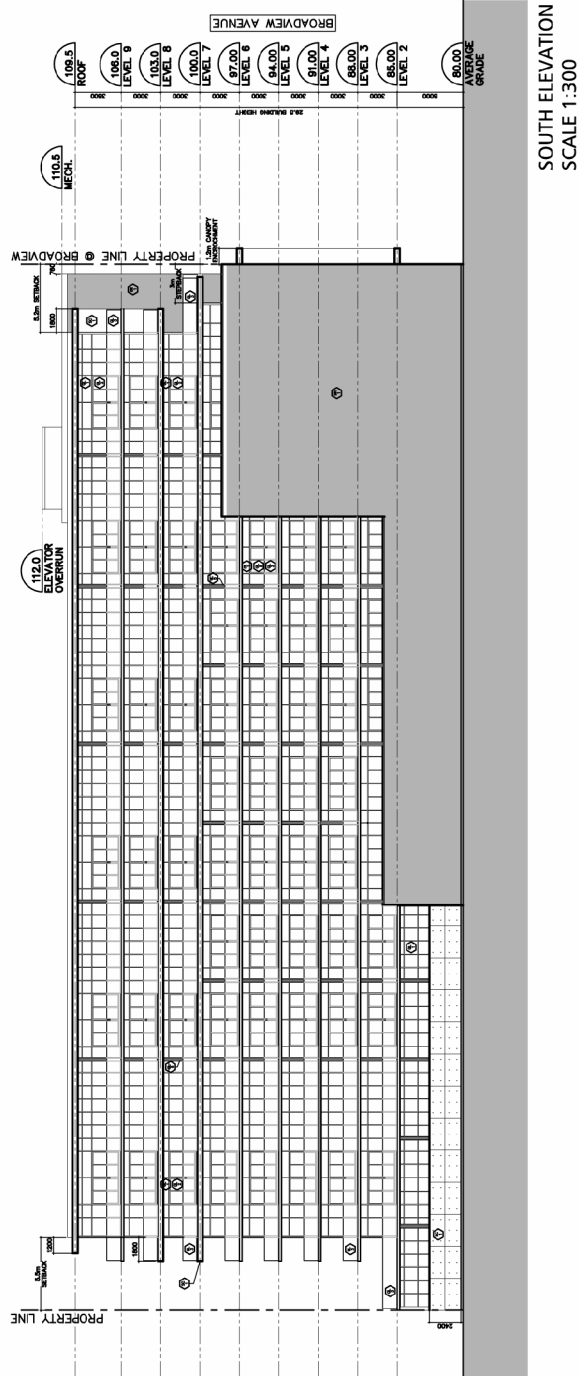
90 -100 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/09/08x

File # 07_280694

Attachment 3: South Elevation



South Elevation

Elevations

90 -100 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/09/08x

File # 07_280694

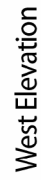
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East Elevation

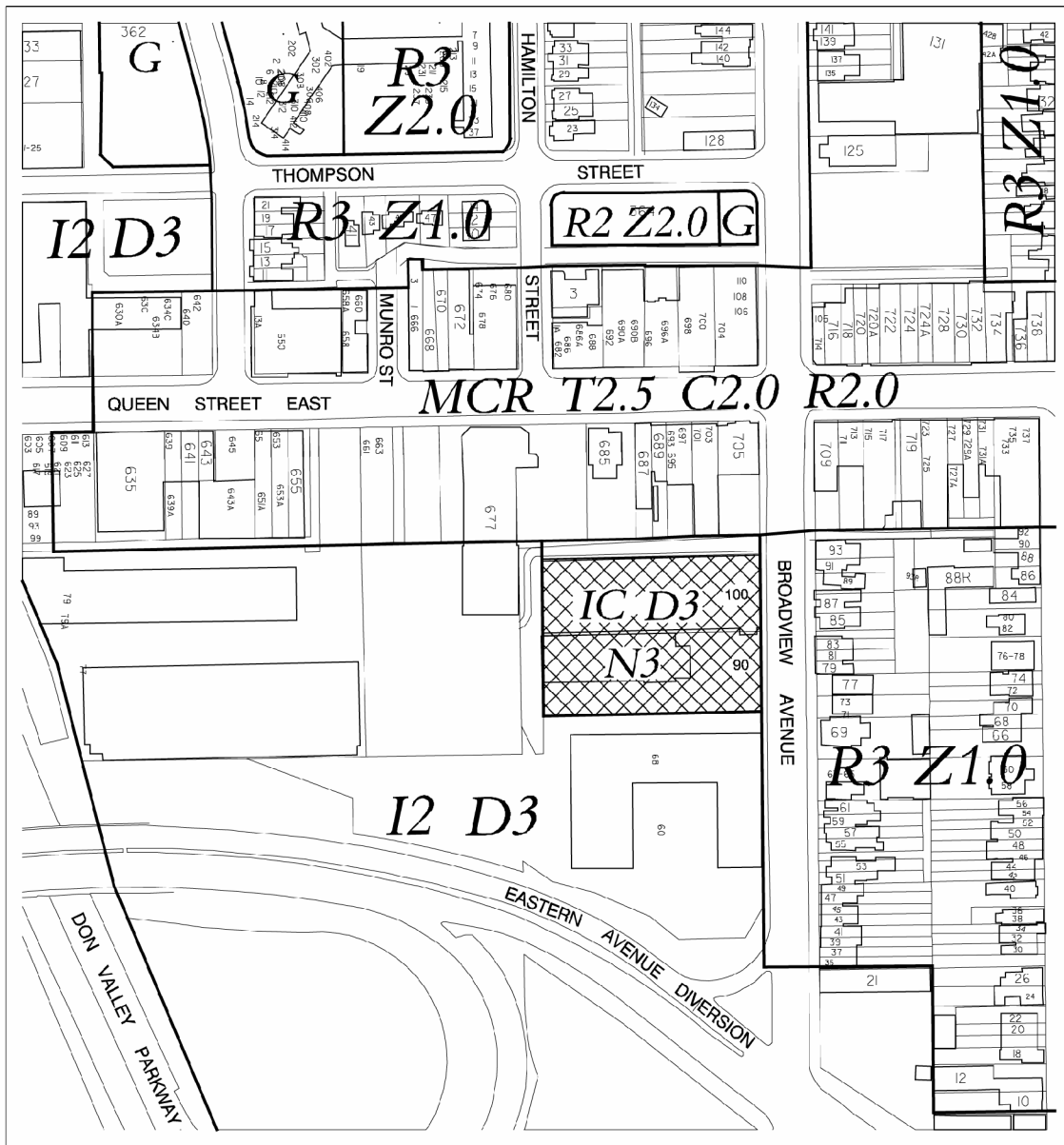
Applicant's Submitted Drawing

File # 07_280694

Staff report for action – Preliminary Report - 90 Broadview Ave



Attachment 6: Zoning



90-100 Broadview Avenue

File # 07_280694

G	Parks District	I2	Industrial District
R2	Residential District	IC	Industrial District
R3	Residential District		
MCR	Mixed-Use District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/09/08 - NRS

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	07 280694 STE 30 OZ
Details	Rezoning, Standard	Application Date:	November 21, 2007

Municipal Address: 90 BROADVIEW AVE
 Location Description: CON BF PT LT15 **GRID S3012
 Project Description: Construct new 9 storey building & addition to an existing office building with 192 dwelling units with 3 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
Urban Strategies			2009591 Ontario Ltd

PLANNING CONTROLS

Official Plan	Site Specific
Designation:	Provision:
Zoning: IC D3 N3	Historical Status:
Height Limit (m): 18	Site Plan Control Y
	Area:

PROJECT INFORMATION

Site Area (sq. m):	4560	Height:	Storeys:	9
Frontage (m):	57.3		Metres:	29.5
Depth (m):	79.6			
Total Ground Floor Area (sq. m):	4176			Total
Total Residential GFA (sq. m):	18477		Parking Spaces:	196
Total Non-Residential GFA (sq. m):	8499		Loading Docks	1
Total GFA (sq. m):	26976			
Lot Coverage Ratio (%):	92			
Floor Space Index:	5.92			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18477	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	106	Office GFA (sq. m):	8499	0
2 Bedroom:	86	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	192			

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