

**838 Broadview Avenue - Zoning Amendment Application
- Preliminary Report**

Date:	March 14, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	12-296788 STE 29 OZ

SUMMARY

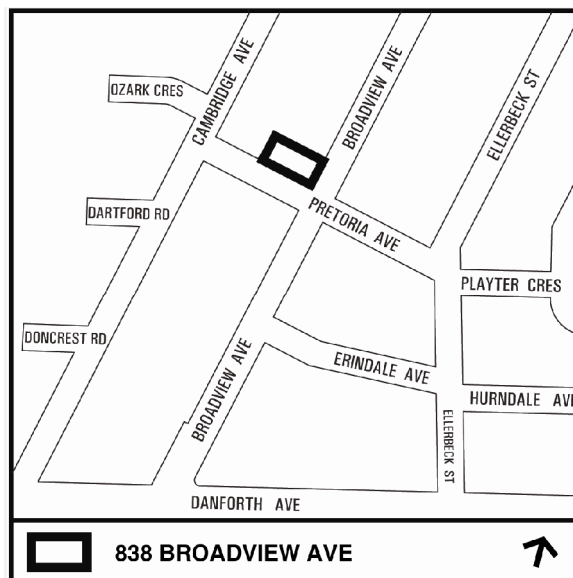
The application proposes to redevelop the property at 838 Broadview Avenue with a 8-storey mixed-use building. The proposed building will have 333 m² of retail/commercial space at grade, 46 residential units, 17 car parking spaces below grade and 26 bicycle parking spaces.

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.

Planning staff have circulated the application to other City divisions for review and comment. Staff will host a community consultation meeting in the second quarter of 2013. Staff anticipates submitting a final report in the fourth quarter of 2013. This target date assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:



1. Staff be directed to schedule a community consultation meeting for the lands at 838 Broadview Avenue 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*.

Pre-Application Consultation

A pre-application community consultation meeting was held in February 2012, to identify planning issues and application submission requirements. At this meeting, the applicant proposed a 6-storey mixed use building with a height exceeding 25 metres on the subject property. Planning staff informed the applicant that the proposal does not demonstrate appropriate transition in height, scale and intensity from the stable residential area. In addition, the proposal exceeds the maximum building height recommended in the Mid-rise Guidelines for sites along *Avenues* with a 20 metre right-of-way width.

ISSUE BACKGROUND

Proposal

The application proposes a 8-storey mixed-use building. The proposed building will have a height of 25.2 metres, 333 m² of retail/commercial space at grade, 46 residential units having a gross floor area of 3,246 m², 17 car parking spaces below grade, 26 bicycle parking spaces and a green roof. The proposed building will have a density of 4.4 times the lot area.

The ground floor is occupied by the following uses/areas: retail/commercial area along Broadview Avenue, entrance to residential units off Broadview and Pretoria Avenue; car elevators behind the retail space fronting Pretoria Avenue; 26 residential/visitor bike parking area; an indoor and adjacent outdoor amenity space and residential/retail garbage rooms. The 8th floor is occupied by the mechanical penthouse and the upper levels of 2 units on the 7th floor.

The proposed building design uses a variety of setbacks/stepbacks along Broadview Avenue and at the rear. Floors 2 to 8 have balconies and terraces along Broadview Avenue. The ground floor is set back by 1 metre from the front property line and the second floor will be built to the Broadview property line. The 3rd and 5th floors are set back/stepped back 0.8 metres and the 4th floor is stepped back 1 metre from the front property line. The 6th and 7th floors are stepped back by 2 metres and the 8th floor is stepped back 4.6 metres from the Broadview property line. At the rear, the proposed building is set back 7.5 metres and steps back from the abutting residential area. The proposed building will be built to the north and south property lines.

A total of 17 car parking spaces are proposed on one level of underground parking with access off Pretoria Avenue via 2 car elevators. A type 'G' loading space is located behind the building with access off Pretoria Avenue. Thirty-four bicycle parking spaces are proposed as part of this development.

For further statistical information, refer to the Application Data Sheet found on Attachment 7 of this report.

Site and Surrounding Area

The site is located on the northwest corner of Broadview Avenue and Pretoria Avenue. The rectangular shaped lot has an area of 813.3m² with 20.12 metres of frontage on Broadview Avenue and a depth of 40.39 metres flanking Pretoria Avenue.

The existing 1-storey building on the subject lands contains a small-scale retail store.

Land uses surrounding the site are as follows:

North: 2- storey residential buildings, 3-storey row houses (single/mixed uses) and high-rise apartment buildings further north.

South: 2-3 storey single use/ mixed or single use residential buildings.

East: 2-3 storey single/mixed use as well as 4-5 storey office building on the east side of Broadview Avenue.

West: 2-3 storey semi-detached and detached residential buildings.

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 property is located within an *Avenue* on the Urban Structure Map (Map 2) and is designated as a *Mixed Use Area* (Map 4) in the City of Toronto Official Plan which is consistent with the rest of the lands on along Broadview Avenue, between Danforth Avenue and Cosburn Avenue. *Avenues* are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The Official Plan also notes that not all *Avenues* are the same. "Each *Avenue* is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no "one size fits all" program for reurbanizing the *Avenues*". The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through an *Avenue Study*, resulting in appropriate zoning and/or design guidelines created in consultation with the local community. The Official Plan states that development in *Mixed Use Areas* on an *Avenue*, 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 will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Policy 2.2.3 (b) states that the review of the segment will:

- include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development applications on the *Avenues* prior to an *Avenue Study* are required to be accompanied by an *Avenue Segment Study*, which discusses the implications for the portion of the *Avenue* resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the *Avenue*. The applicant has submitted an *Avenue Segment Study* in support of this application.

The *Mixed Use Area* 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:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Toronto Official Plan is available on the City’s website at:

www.toronto.ca/planning/official_plan/introduction.htm

Avenues & Mid-rise Buildings Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this Citywide Study is to encourage future intensification along Toronto's "Avenues" that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan’s *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. The Performance Standards provide guidance pertaining to size, shape and quality of mid-rise buildings and are intended to implement Section 2.3.1 of the Official Plan. The Mid-rise Guidelines apply to this development.

The Study Area map is available on the study website at:

<http://www.toronto.ca/planning/pdf/midrise-Avenues-Area-Map.pdf>

Zoning

The subject site is subject to Zoning By-law No. 438-86, and is zoned Mixed Commercial Residential (MCR T2.5 C0.5 R2.5). This zoning category permits a range of residential and commercial uses to a maximum height of 14.0 metres, and a maximum total density of 2.5 times the lot area (Refer to Attachment 6 for the Zoning Map).

Site Plan Control

The development is subject to Site Plan Control. The applicant has not submitted an application for Site Plan Control.

Reasons for the Application

A Zoning Amendment application is required to permit the height, scale and density proposed by the applicant. The reasons for the application include but are not limited to:

- increase in height from 14.0 to 25 metres;
- increase in total density from 2.5 to 4.4 times the lot area.

A full review for compliance with the Zoning By-law is being undertaken.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- Arborist Report/Tree Declaration
- Landscape Plan and Details
- Sun/Shadow Study
- Planning & Urban Design Rationale
- Avenue Segment Study
- Stormwater Management Report/ Grading and Servicing
- Traffic Impact Study
- Draft Zoning By-law
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 23, 2013.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling.

These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

Planning staff cannot support this application in its current form as it constitutes overdevelopment of the site. Among the issues of concern to staff are the proposal has not demonstrated a transition in height, massing, scale and intensity to ensure the stability and general amenity of the adjacent residential area. In addition, the proposal exceeds the maximum building height recommended in the Midrise Guidelines for sites along *Avenues* with a 20 metre right-of-way width.

However, further processing of the application and a public consultation process are recommended in order to help determine the nature and extent of changes to the application that will be required. Planning staff will require the resolution of the issues listed below.

1. The appropriateness of the proposed density and height of the development;
2. Determining if the siting and massing of the proposed building is appropriate and provides a suitable relationship with adjacent properties, and that it satisfies applicable mid-rise performance standards;
3. The treatment of the ground floor of the building and its relationship to the streetscape;
4. Adequacy of indoor and outdoor amenity space, including location, size and programming;
5. The location, provision and access to vehicular and bicycle parking and loading on site;
6. Traffic and neighbourhood parking impacts;
7. Provision of soft landscaping on site; and
8. An assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity.

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

CONTACT

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SIGNATURE

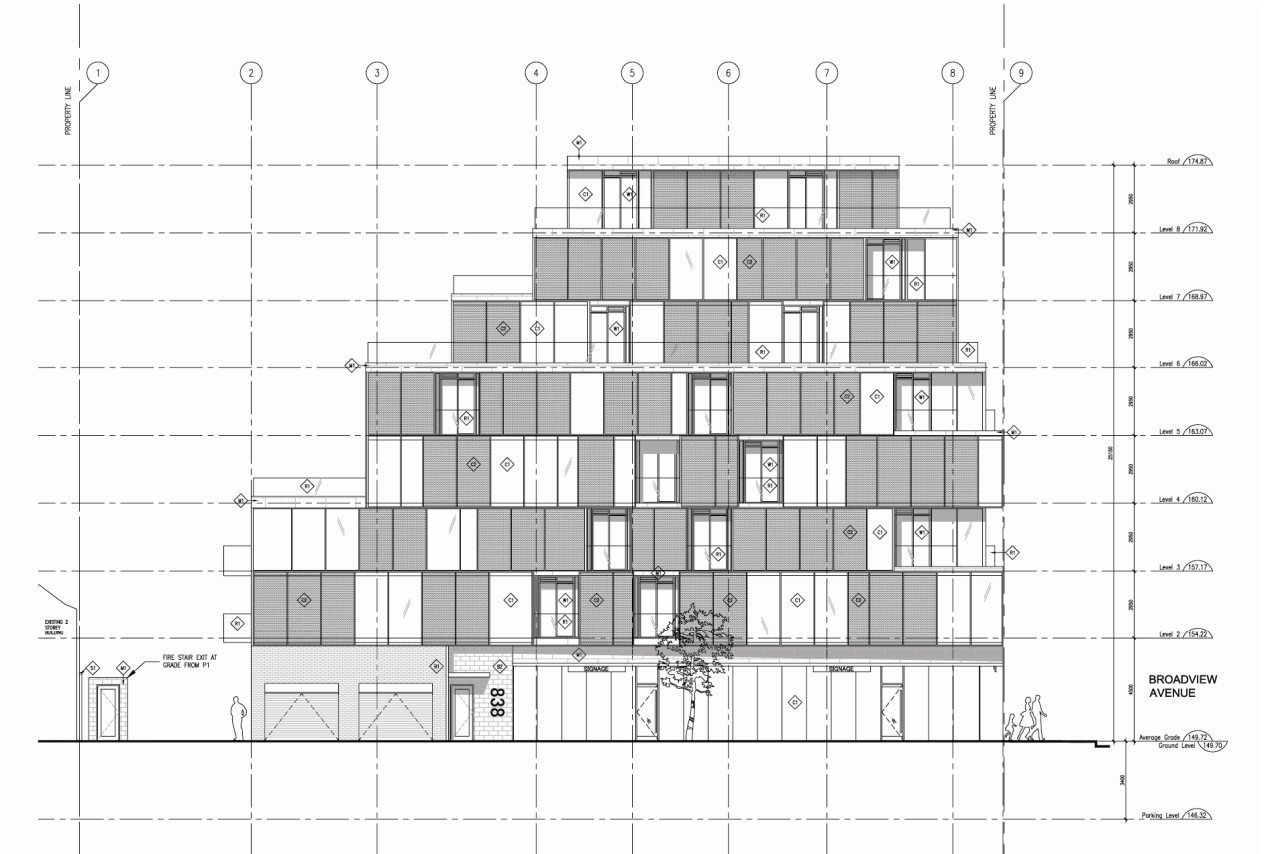
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: South Elevations
Attachment 3: North Elevations
Attachment 4: East Elevations
Attachment 5: West Elevations
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 2: South Elevations



South Elevation

838 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/16/2013

File # 12_296788

Attachment 3: North Elevations



North Elevation

838 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/16/2013

File # 12_296788

Attachment 4: East Elevations



East Elevation

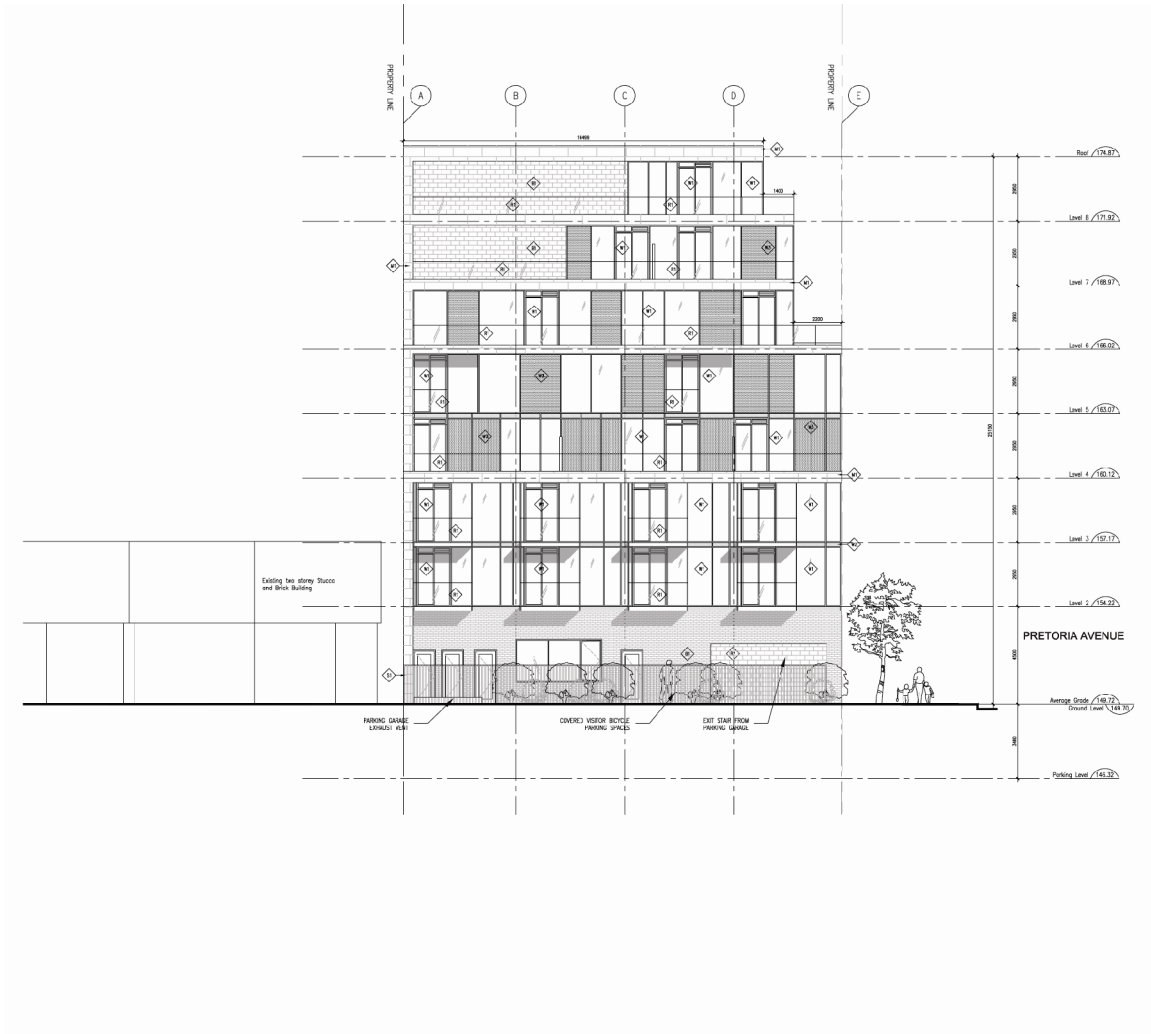
838 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/16/2013

File # 12_296788

Attachment 5: West Elevations



West Elevation

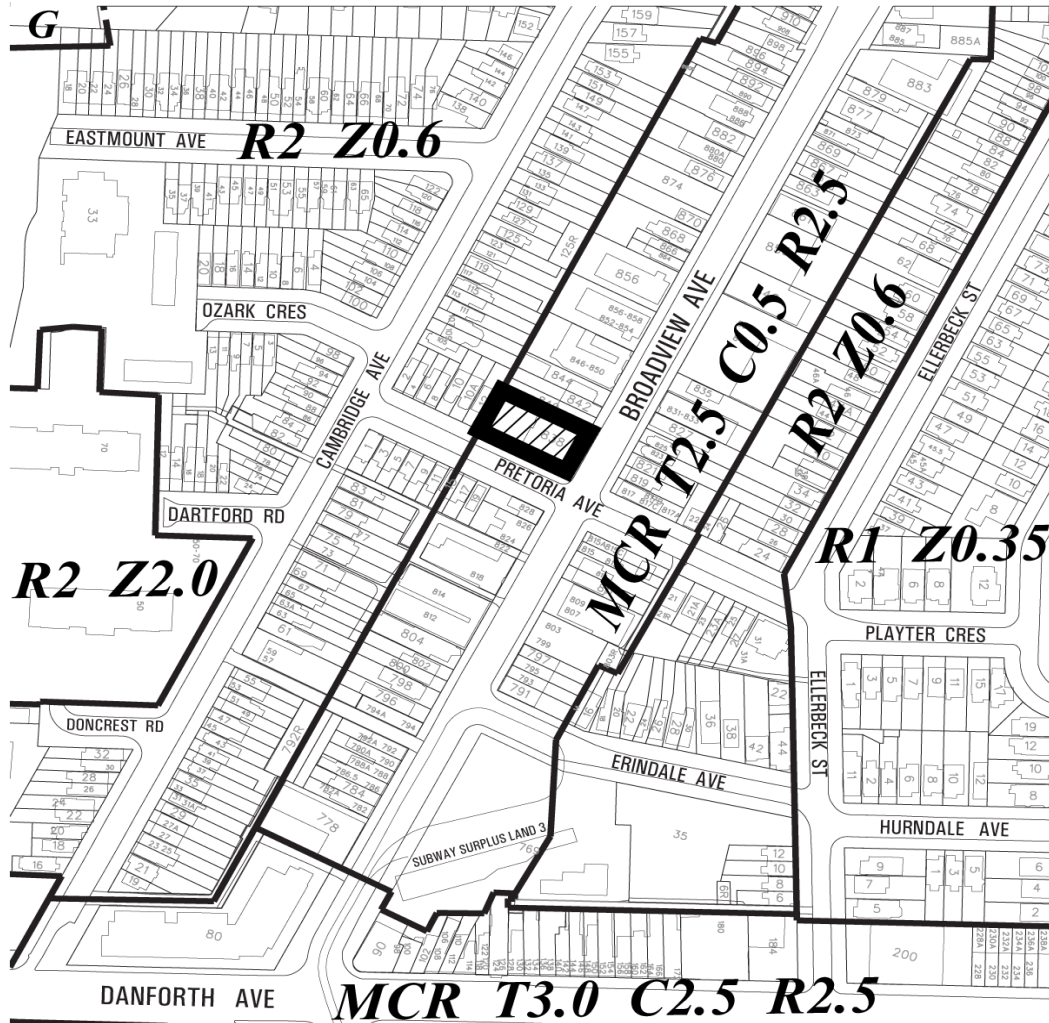
838 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
01/16/2013

File # 12_296788

Attachment 6: Zoning



Zoning City of Toronto By-law 438-86

838 Broadview Ave

File # 12_296788_OZ

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



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/18/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 296788 STE 29 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2012
Municipal Address:	838 BROADVIEW AVE		
Location Description:	PLAN 257 LOT 45 **GRID S2905		
Project Description:	Bousfields Inc., has submitted an application for zoning by-law amendment. The application proposes a new 8-storey mixed-use building. The proposed building will have a height of 25 metres, 333 m ² of retail/commercial space at grade, 46 residential units above, 17 car parking spaces below grade, 26 bicycle parking spaces and a green roof.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc.		Quadrangle Architects Ltd.	2285566 Ontario 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 metres	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	813.3	Height:	Storeys:	8
Frontage (m):	20.12		Metres:	27.16
Depth (m):	40.39			
Total Ground Floor Area (sq. m):	438			Total
Total Residential GFA (sq. m):	3,246		Parking Spaces:	17
Total Non-Residential GFA (sq. m):	333		Loading Docks	1
Total GFA (sq. m):	3,579			
Lot Coverage Ratio (%):	53.9			
Floor Space Index:	4.4			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	30
2 Bedroom:	15
3 + Bedroom:	1
Total Units:	46

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3,246	3,246	0
Retail GFA (sq. m):	333	333	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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