



STAFF REPORT ACTION REQUIRED

85-91 Broadway Avenue and 198 Redpath Avenue - Zoning Amendment Application - Preliminary Report

Date:	March 4, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	15 106950 STE 22 OZ

SUMMARY

This application proposes a 34-storey residential building, comprised of a 3-storey base and 31-storey tower, at 85-91 Broadway Avenue and 198 Redpath Avenue. 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.

Next steps include a community consultation meeting which has yet to be scheduled. A final report is targeted for the first quarter of 2016, provided that the applicant provides 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 85-91 Broadway Avenue and 198 Redpath 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning decisions for the subject property.

Pre-Application Consultation

A pre-application meeting was held on October 22, 2014. At the meeting, Staff indicated general support for a tower on the site, in keeping with the existing land use designation, but raised concerns with its overall height and the height of the base building. Staff advised that the proposed scale of the building would be more in keeping with development near the Yonge Street and Eglinton Avenue intersection than at Broadway Avenue and Redpath Avenue. Staff indicated that a slimmer floor plate than 750 square metres may be more appropriate.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a 34-storey residential building. The base of the building is 3 storeys high with a 31-storey tower above it. The face of the tower is set back 2 metres from the base along Redpath Avenue and Broadway Avenue, and 5 metres from the base along the western and southern property lines. Details of the proposal are provided in the table below as well as Attachment 5: Application Data Sheet, in this report.

Category	First Submission January 21, 2015
Site Area	1,348 square metres
Proposed Tower Setbacks	
Broadway Avenue	7 metres
Redpath Avenue	3 metres
West Property Line	5 metres
South Property Line	5 metres
Proposed Base Setback on Ground Floor	
Broadway Avenue	5.5 metres
Redpath Avenue	5.5 metres
Tower Floorplate	745 square metres

Category	First Submission January 21, 2015
Gross Floor Area	
Total Residential	24,867 square metres
Non-Residential	0 square metres
Total	24,867 square metres
Floor Space Index	18.4
Number of Units	
Studio	0
1 Bedroom	198 (61%)
2 Bedroom	124 (39%)
3 Bedroom	0
Total	322
Ground Floor Height	5.795 metres
Sidewalk width Broadway Avenue (1.6 m existing)	1.6 metres (does not include landscape setback)
Sidewalk width Redpath Avenue (1.6 m existing)	1.6 metres (does not include landscape setback)
Proposed Vehicular Parking (residential:visitor:non-residential)	(67:10:0) (97 including 4 x factor for carshare)
Proposed Bicycle Parking (residential:visitor: retail/office)	(216:34:0) (250 total)
Loading Spaces	
Description	1 Type G Space
Amenity Space	
Interior Residential	644 (644 required)
Exterior Residential	644 (644 required)
Total Amenity Space Provided	1,288 (required)
Building Height	115.15 metres (including mechanical)

Site and Surrounding Area

The subject site is located at the southwest corner of Broadway Avenue and Redpath Avenue. The site is a consolidation of properties, specifically: 95-91 Broadway Avenue and 198 Redpath Avenue. The site currently contains two single detached dwellings and three duplexes. The site is 1,348 square metres in area and is approximately square in shape.

North: A 20-storey condominium building at the north side of Broadway Avenue. Continuing north are lower scale apartment buildings and further north is Redpath Park North.

East: A recently OMB approved residential development consisting of two 34-storey towers on the east side of Broadway Avenue. Continuing east are lower scale slab apartment buildings and a 19-storey residential condominium building.

South: An 8-storey residential building and continuing south there is an approved 34-storey residential building at the southeast corner of Roehampton Avenue and Redpath Avenue as well as an application for a 38-storey residential condominium building at the southwest corner of Roehampton Avenue and Redpath Avenue.

West: A 10-storey rental apartment building. Continuing further west towards Yonge Street there is a 24-storey residential building, a secondary school (Northern Toronto Collegiate Institute) and low-rise retail along Yonge Street.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. 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. The Growth Plan for the Greater Golden Horseshoe encourages intensification and envisions increased density in the Urban Growth Centres. The Yonge Eglinton Centre is a designated Urban Growth Centre in the Growth Plan. 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 City of Toronto Official Plan contains a number of policies that apply to the proposed development. A link to the Official Plan can be found here: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed development is located in the *Yonge-Eglinton Centre*. *Yonge-Eglinton Centre* is situated in midtown Toronto with a more central location in Toronto's transit network than the other *Centres*. The *Centre* is at the crossroads of the Yonge subway line and the Eglinton Crosstown Light Rail Transit line now under construction.

Due to the strategic location of the *Yonge-Eglinton Centre*, it should continue to develop as both an office centre and a desirable living area. The *Yonge-Eglinton Centre* has potential for new development through infill and development. Through new development and City initiatives, improved public realm, parks and other open spaces will be created.

Centres in the Official Plan are a priority for managing growth in the City. They should be vibrant, mixed-use and supported by public transit. Each *Centre* in the Official Plan will have a secondary plan. Secondary Plans for *Centres* will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space and transit oriented development.

The plan will also delineate the boundaries of the growth centre, provide a strategy for public realm and parks improvements, support the use of public transit and other transportation models (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Chapter 3 – Built Form

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

In the addition to the policies above, new development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for residents of the new development.

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a Tall Building. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to specific built form characteristics, the policy states that proposals for Tall

Buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Section 3.2.1 Housing

The Official Plan policies address the need to preserve and increase the City's supply of rental and affordable housing. The site of the proposed development contains 35 residential rental units. Policies in Section 3.2.1 of the Official Plan provide that new development that would have the effect of removing six or more rental units should not be approved unless the same number, size and type of rental housing units are replaced and maintained with rents similar to those already in effect. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

The proposed development is located in an *Apartment Neighbourhoods* designated area. *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. *Apartment Neighbourhoods* are generally not intended for significant growth. Compatible infill, however, is contemplated on sites containing existing apartment buildings that have underutilized land. New and infill development will improve the quality of life for both new and existing residents. New and infill development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as *Neighbourhoods*. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

In addition to the policies listed above, infill development will also maintain an appropriate residential amenity on site, provide existing residents with access to community benefits, maintain adequate sunlight, privacy and areas of landscaped open space, front onto public streets and provide pedestrian entrances from adjacent public streets. Furthermore, infill development in *Apartment Neighbourhoods* will provide adequate on-site, below grade, shared vehicular parking for both new and existing development, screen surface parking, preserve important landscape features and walkways, consolidate loading, servicing and delivery facilities and preserve or provide adequate alternative on-site recreational space for residents.

Yonge-Eglinton Secondary Plan

The site is located in the Yonge-Eglinton Secondary Plan Area. A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment*

Neighbourhoods, Neighbourhoods and Parks and Open Space Areas in terms of land use, scale and vehicular movement. The Secondary Plan also requires that a full range of housing options (form, tenure) be provided in the Yonge-Eglinton Area that is suitable for family and other households in that manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Official Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a smaller concentration at the Yonge/Davisville subway station.

Commercial development will be strengthened in the Yonge-Eglinton Area, specifically, the following will be supported:

- street related retail and service uses in the *Mixed Use Areas* except Area 'E';
- office commercial uses in the *Mixed Use Areas* 'A', 'B', 'C'; and 'D'; and
- restricted retail uses in *Mixed Use Area* 'E'.

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of skyview) on lower scale built form in *Neighbourhoods*. New development will transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations about a *Neighbourhood*.

The Yonge-Eglinton Secondary Plan states that the highest densities will be located in *Mixed Use Area* 'A', with developments of a lesser scale located in *Mixed Use Areas* 'B', 'C' and 'D'. Higher density development is permitted in *Apartment Neighbourhoods* with nearby subway station access. Reduced parking requirements are permitted in the Yonge-Eglinton Secondary Plan Area where it can be demonstrated that projected travel can be accommodated by means other than the automobile. Bicycle linkages, facilities and new pedestrian connections will also be encouraged.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community service facilities and social infrastructure will be provided in a timely manner in the Secondary Plan Area. New parks and open spaces will also be secured in the Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces as well as the public realm.

Development within the Yonge-Eglinton Secondary Plan Area will satisfy the requirements of the Growth Plan for the Greater Golden Horseshoe, transition down in height from Yonge Street and Eglinton Avenue east towards Mount Pleasant Avenue, be compatible with the character of existing *Neighbourhoods* and maintain a high quality of residential amenity. Investment in public transit infrastructure will be a priority in the Yonge-Eglinton *Centre*.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all tall building development applications.

The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines are available at:
<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Midtown in Focus

On August 25, 2014 Toronto City Council adopted the Midtown in Focus Parks, Open Space and Streetscape Plan ("the Plan") and committed to supporting the strategies and initiatives identified in the plan. Council further directed that the Plan be used to inform current and future development applications in the Plan area. A copy of the implementing report and plan can be found at:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Midtown in Focus, Parks, Open Space and Street Plan, creates a framework for coordinated improvements within the Yonge-Eglinton area. The Plan identifies how the existing network of parks, open space, streets and public buildings can be improved over the next 5 to 10 years to create an attractive, safe, and comfortable network of public spaces that supports city life in Midtown. The urban design framework of Midtown in Focus supports the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

City Planning Staff are bringing forward amendments to the existing Yonge-Eglinton Secondary Plan to implement the Midtown in Focus public realm plan for consideration by City Council in the second quarter of 2015.

Broadway Avenue is intended to provide a multipurpose promenade on its south side referred to as the Park Street Loop in the Midtown in Focus public realm plan. In order to achieve this promenade, a building setback of 7.5 metres is required along the south side of Broadway Avenue at the location of the proposed development. No special setbacks or paving treatments are contemplated for this section of Redpath Avenue in the Midtown in Focus public realm plan.

Zoning

The site is currently zoned R2 z2.0 in Zoning By-law 438-86 with a permitted height of 38 metres. It is zoned R (d2.0) (x912) in Zoning By-law 569-2013 with a permitted height of 38.0 metres. The R designation permits a variety of residential uses, the permissions in 569-2013 are largely the same as those in By-law 438-86.

Site Plan Control

A site plan application is required for the proposal but has not been submitted.

Reasons for the Application

The Zoning By-law Amendment Application is required to allow for the proposed permitted height (116 metres instead of 38 metres) and density (18.4 FSI instead of 2).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Toronto Green Standard Checklist;
- Architectural Drawings;
- Storm Water Management Report;
- Site Servicing Report;
- Grading Plan;
- Transportation Impact Statement;
- Planning Rationale Report;
- Shadow Study;
- Pedestrian Level Wind Study; and
- Arborist Report

A Notification of Incomplete Application issued on February 11, 2015 identifies the outstanding material required for a complete application submission as follows:

- A housing issues report; and
- An application for Rental Housing Demolition is required.

Issues to be Resolved

The site is appropriate for a residential tall building on the basis of policy and context considerations. Staff have, however, identified the following issues to be addressed:

Staff are concerned about the lack of a housing issues report or application for Rental Housing Demolition. Staff will have to verify the existence and number of current rental units and establish a suitable tenant assistance and relocation package in the event that the proposal is recommended for approval.

The density proposed on the site is significant at 18.4 times the lot area. Density is an outcome of height, massing, setbacks and stepbacks. Staff have concerns that the proposed density is too great for the site and that adequate servicing may not be available. Staff will also evaluate impacts arising from the overall height of the proposed building.

The proposed tower currently has substandard setbacks from the base of the building, especially along Redpath and Broadway Avenues. Large sections of the building are wrapped with balconies and provide only a half metre setback. This is not sufficient to create a pedestrian scaled base for the building and may not mitigate microclimatic effects of the tower. Reduction in the size of the proposed floor plate of the tower would create a slimmer tower that alleviates some of the concerns outlined above and would result in a scale and proportion more in keeping with the site and context.

Staff are also evaluating the adequacy of the proposed separation distance to the buildings located west and south of the proposed development.

The proposal will be evaluated for compliance with the Midtown in Focus Public Realm Plan, in particular, Staff wish to evaluate the size of the setback and treatment of the Broadway Avenue frontage in order to secure this segment of the Park Street Loop outlined in the Public Realm Plan.

Staff will also evaluate the project for appropriate Section 37 benefits.

The issues listed above are not intended to constitute an exhaustive list. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Giulio Cescato, Senior Planner
Tel. No. 416-392-0459
Fax No. 416-392-1330
E-mail: gcescat@toronto.ca

SIGNATURE

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

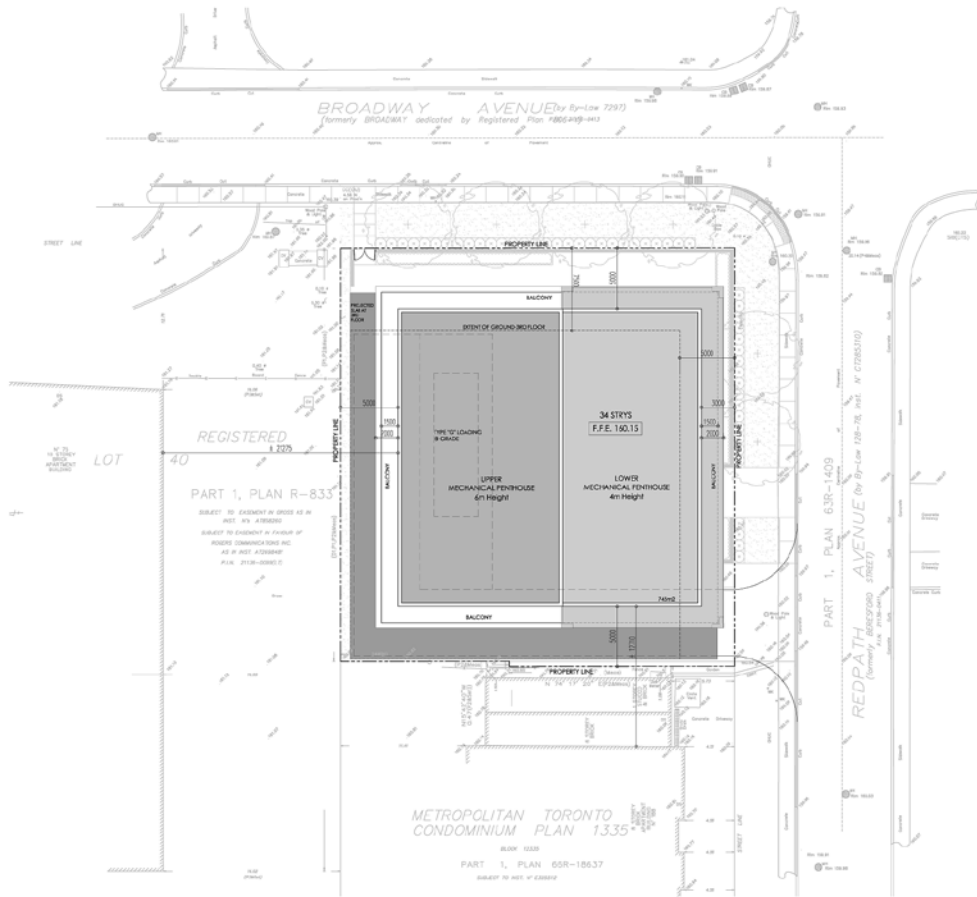
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation

- Attachment 5: West Elevation
- Attachment 6: Zoning
- Attachment 7: Official Plan
- Attachment 8: Application Data Sheet


Attachment 1: Site Plan



Site Plan

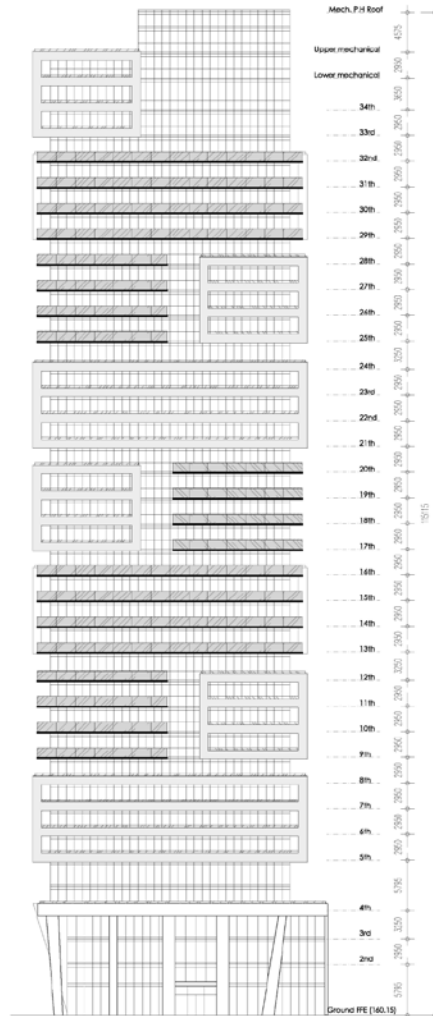
85-91 Broadway Avenue & 198 Redpath Avenue

Applicant's Submitted Drawing

Not to Scale 
02/11/2015

File # 15 106950 STE 22 0Z

Attachment 2: North Elevation



North Elevation

Elevations

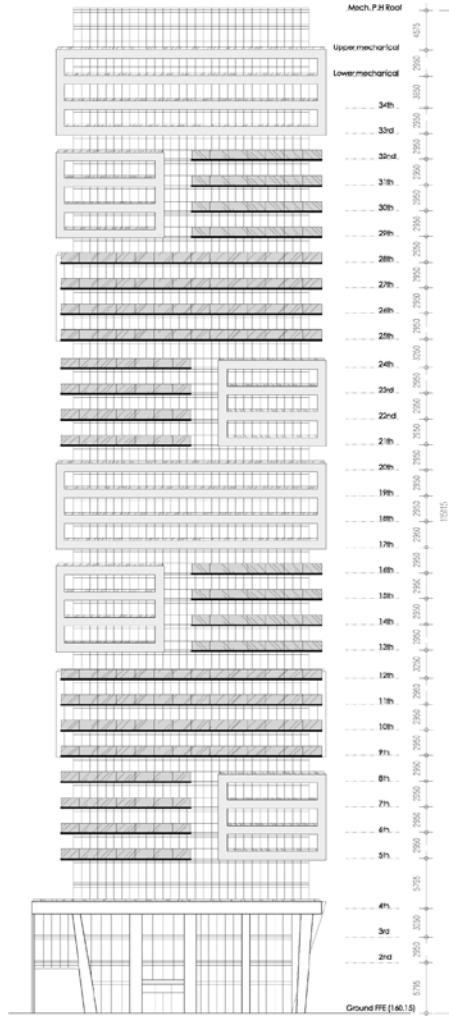
85-91 Broadway Avenue & 198 Redpath Avenue

Applicant's Submitted Drawing

Not to Scale
02/11/2015

File # 15 106950 STE 22 0Z

Attachment 3: East Elevation



East Elevation

Elevations

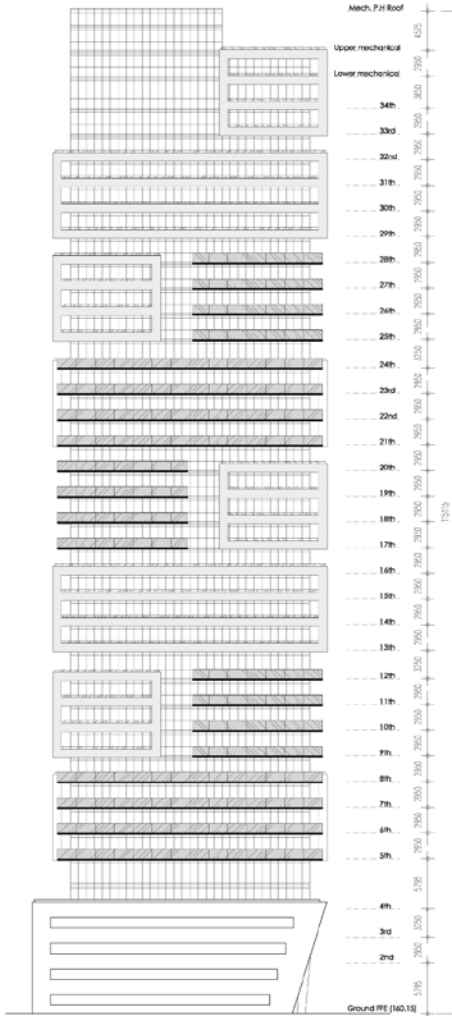
85-91 Broadway Avenue & 198 Redpath Avenue

Applicant's Submitted Drawing

Not to Scale
02/11/2015

File # 15 106950 STE 22 0Z

Attachment 4: South Elevation



South Elevation

Elevations

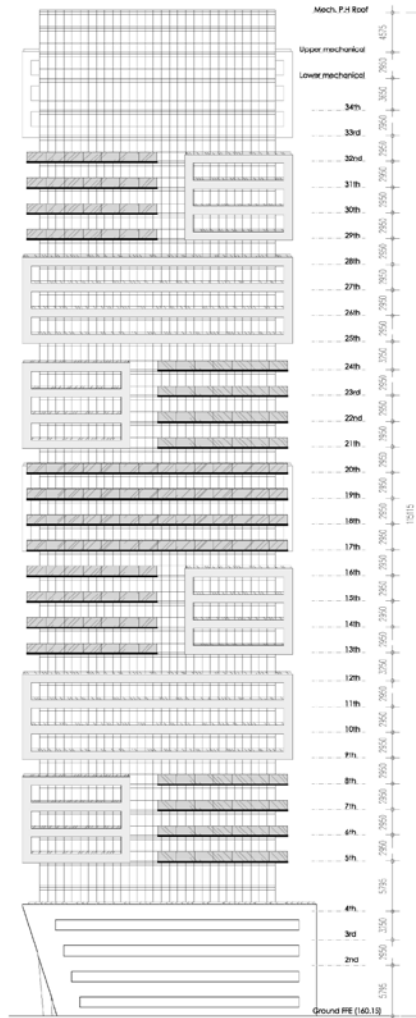
85-91 Broadway Avenue & 198 Redpath Avenue

Applicant's Submitted Drawing

Not to Scale
02/11/2015

File # 15 106950 STE 22 0Z

Attachment 5: West Elevation



West Elevation

Elevations

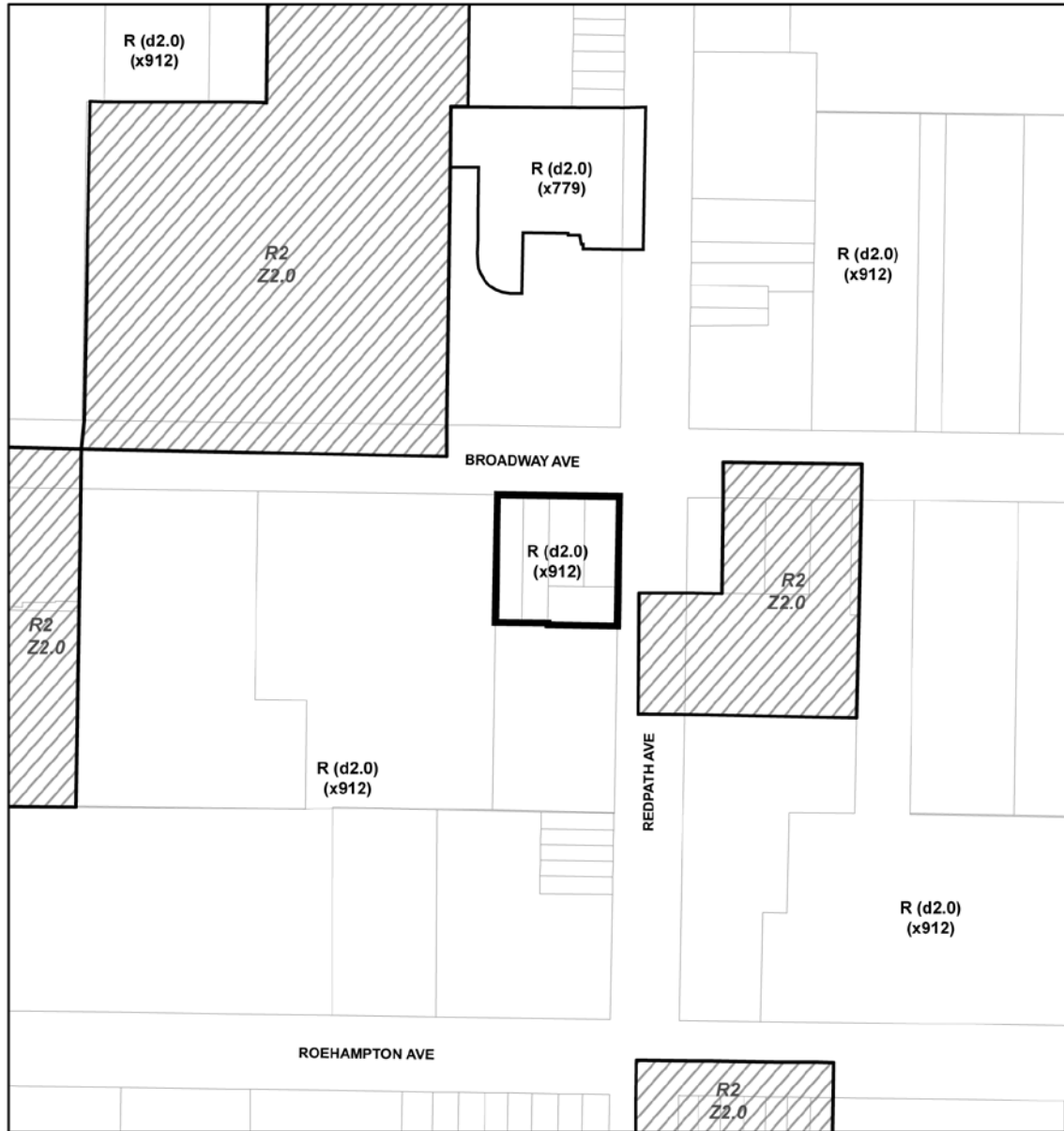
Applicant's Submitted Drawing

Not to Scale
02/11/2015

85-91 Broadway Avenue & 198 Redpath Avenue

File # 15 106950 STE 22 0Z


Attachment 6: Zoning



85-91 BROADWAY AVENUE & 198 REDPATH AVENUE

Zoning By-law 569-2013

File # 15 106950 STE 22 02

 Location of Application

 See Former City of Toronto Bylaw No. 438-86

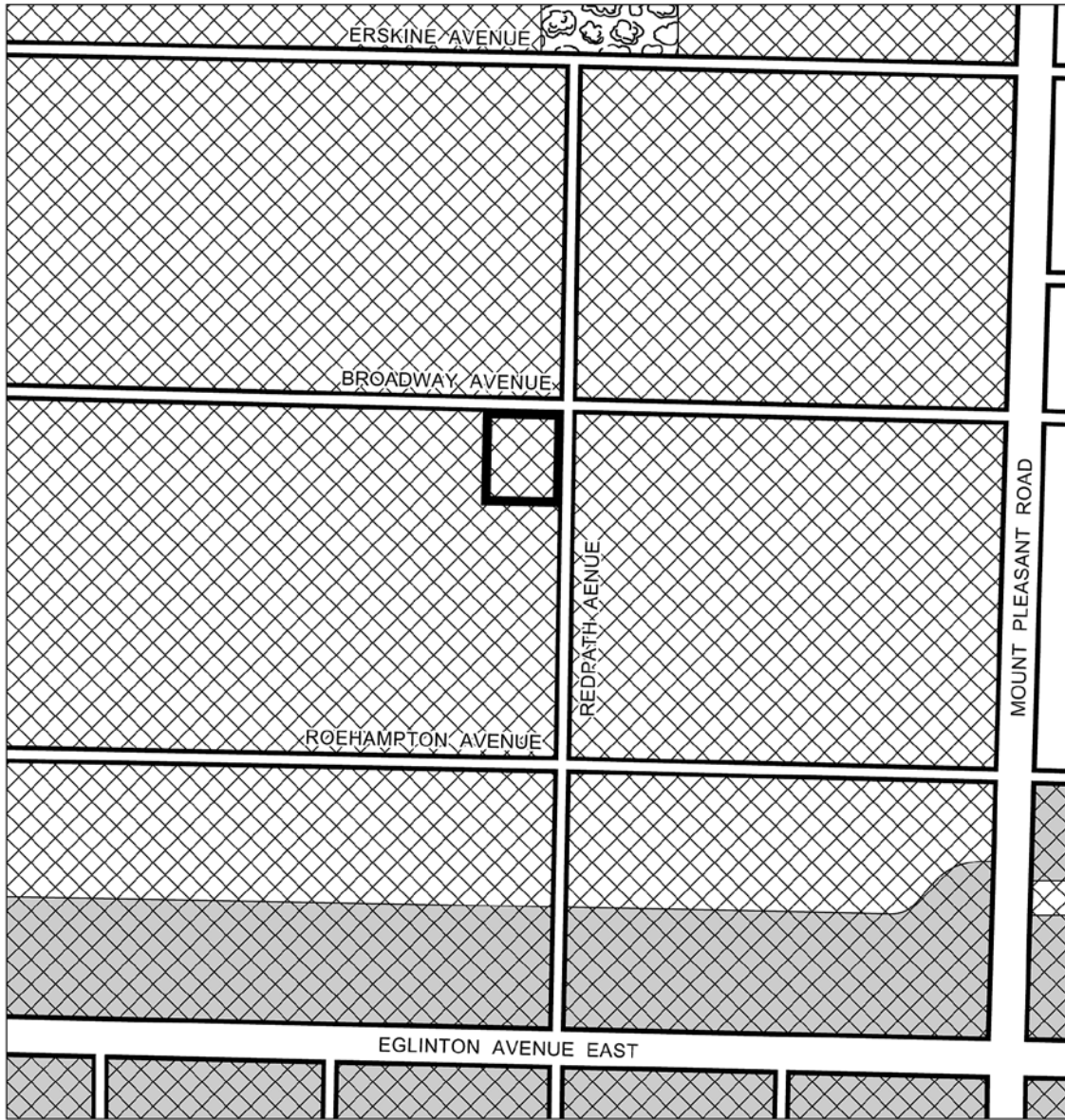
R Residential

R2 Residential District



Not to Scale
Extracted: 02/13/2015

Attachment 7: Official Plan



TORONTO City Planning
Extract from Official Plan

85-91 Broadway Avenue and 198 Redpath Avenue

File # 15 106950 STE 22 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
 03/12/2015

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 106950 STE 22 OZ
Details	Rezoning, Standard	Application Date:	January 21, 2015
Municipal Address:	85-91 BROADWAY AVENUE AND 198 REDPATH AVENUE		
Location Description:	PLAN 806 PT LOT 39 **GRID S2201		
Project Description:	The proposed 34-storey residential building with a 3-storey base has a total of 322 residential units (198 one-bedroom and 124 two-bedroom units) and three levels of below-grade parking. 77 parking spaces (62 residential, 10 visitor and 5 car-share parking spaces) are proposed. An effective total of 97 parking spaces is created due to the 4:1 car-share to residential space ratio. A total of 250 bicycle parking spaces (including 216 bicycle spaces for residents and 34 bicycle parking spaces for residential visitors) are proposed on the P1 and ground floor levels.		

Applicant:	Agent:	Architect:	Owner:
Broadway Holdings Inc. 5075 Yonge St. Toronto, ON M2N 6C6	WND Associates 90 Eglinton Avenue East Toronto, ON M4P 1A6	Grazziani + Corazza Architects Inc. 1320 Showson Dr. Ste. 100 Mississauga, ON L4W 1C3	Broadway Holdings Inc. 5075 Yonge St. Toronto, ON M2N 6C6

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R (d2.0) (x912)	Historical Status:	N
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,348	Height: Storeys:	34
Frontage (m):	35.72	Metres:	115.15
Depth (m):	37.96		
Total Ground Floor Area (sq. m):	498		Total
Total Residential GFA (sq. m):	24,867	Parking Spaces:	77
Total Non-Residential GFA (sq. m):	0	Loading Docks	1
Total GFA (sq. m):	24,867		
Lot Coverage Ratio (%):	36.9		
Floor Space Index:	18.4		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	198 (61 %)
2 Bedroom:	124 (39 %)
3 + Bedroom:	0
Total Units:	322

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	24,867	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Giulio Cescato, Planner
	TELEPHONE:	416-392-0459
	EMAIL:	gcscat@toronto.ca