

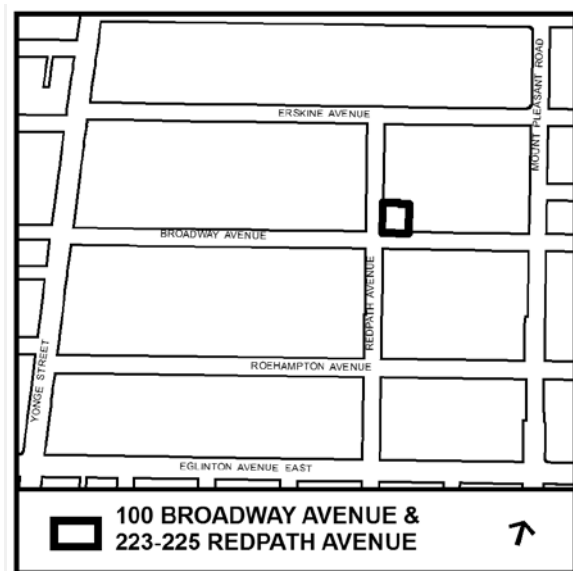
**100 Broadway Avenue and 223-225 Redpath Avenue -  
Zoning By-law Amendment and Rental Housing  
Demolition Applications – Preliminary Report**

<b>Date:</b>	December 15, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 25 – Don Valley West
<b>Reference Number:</b>	15 228723 NNY 25 OZ 15 231391 NNY 25 RH

**SUMMARY**

The application proposes to amend the former City of Toronto Zoning By-law 438-86 and new City of Toronto Zoning By-law 569-2013 to permit a 34-storey (107 metre) apartment building at 100 Broadway Avenue and 223-225 Redpath Avenue. The proposed building would contain a total of 329 residential dwellings units including 52 rental replacement dwelling units. The total gross floor area proposed is 19,700 m<sup>2</sup> including a 120 m<sup>2</sup> non-residential component on the ground floor facing Broadway Avenue. The floor space index proposed would be 13.41 times the area of the lot. Vehicular access to the site is proposed from Redpath Avenue abutting the north property line. A total of 100 parking spaces comprised of 91 resident spaces and 9 visitor spaces are proposed in a three level underground parking garage. A total of 660 m<sup>2</sup> of indoor amenity space and 240 m<sup>2</sup> of outdoor amenity space is proposed on the second floor of the building.

An application has been filed under Chapter 667 of the Municipal Code, pursuant to Section 111 of the *City of Toronto Act* for the demolition of 52 residential rental units existing on site.



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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the Planning Act to consider this application is targeted for the third quarter of 2016, provided that any required information by the City is submitted in a timely manner by the applicant.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 100 Broadway Avenue and 223-225 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**

City Council on August 25, 2014 adopted the Midtown in Focus - Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area. The Midtown in Focus - Parks, Open Space and Streetscape Plan is a master plan for the public realm. It establishes a comprehensive vision and presents a flexible, phased approach for improving the parks, open spaces and streetscapes to create a high quality public realm for the Yonge-Eglinton study area. The Midtown in Focus Plan is a guide for creating more liveable, walkable and memorable public spaces within Midtown at Yonge and Eglinton.

The City Council Decision and Staff Report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>

City Council on June 10, 11 and 12, 2015 adopted the Midtown in Focus – Official Plan Amendment – Final Report. Official Plan Amendment 289 (OPA 289) integrates the Council-adopted Midtown in Focus Plan into the existing planning framework of the Yonge-Eglinton Secondary Plan.

City Council also directed the Chief Planner and Executive Director, City Planning, in consultation with the General Managers of Transportation Services, Toronto Water,

Parks, Forestry and Recreation, Economic Development and Culture and Children's Services, as well as other applicable divisions and agencies, to undertake further review of the Yonge-Eglinton Secondary Plan in accordance with the planning priorities identified in the report (April 17, 2015) from the Chief Planner and Executive Director, City Planning, use the robust and high standard of public consultation used throughout the Midtown in Focus process and bring forward a Proposals Report in early 2016 to the Planning and Growth Management Committee on the emerging directions.

The City Council Decision and Staff Report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

On July 14, 2015 the applicant appealed Official Plan Amendment 289 to the Ontario Municipal Board. A pre-hearing or full hearing date has not yet been set.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the former City of Toronto Zoning By-law 438-86 and new City of Toronto Zoning By-law 569-2013 to permit a 34-storey apartment building with a height of 107 metres plus 6 metre mechanical penthouse at 100 Broadway Avenue and 223-225 Redpath Avenue.

The proposal involves the demolition of all existing buildings on site. The applicant is proposing to demolish all 47 rental units at 100 Broadway Avenue and all 5 rental units at 223-225 Redpath Avenue. The proposed building would contain a total of 329 residential rental dwellings units. There would be a total of 277 new units and 52 rental replacement dwelling units. The 277 proposed new units would include 79 studio units, 88 one bedroom units, 68 two bedroom units, and 42 three bedroom units. The 52 rental replacement units would include 8 studio units, 39 one bedroom units, 3 two bedroom units, and 2 three bedroom units.

The proposal includes base building elements of 2 storeys (6.4 metres) and 5 storeys (19.4 metres) and the southern elevation includes 3 two storey townhouse like units incorporated into the base fronting on to Broadway Avenue with individual entrances and private at grade patios. A 5<sup>th</sup> storey is located along the northern edge of the property and contains private terraces. The 5<sup>th</sup> storey along the eastern edge of the site does not contain private terraces and the 2<sup>nd</sup> storey located along the north eastern edge of the property contains an amenity terrace (see Site Plan Attachment 1).

The total gross floor area proposed is 19,700 m<sup>2</sup> consisting of 19,580 m<sup>2</sup> of residential and 120 m<sup>2</sup> of non-residential on the ground floor facing Broadway Avenue and Redpath Avenue. The floor space index would be 13.41 times the area of the lot. The applicant is

proposing a total of 660 m<sup>2</sup> of indoor amenity space and a total of 240 m<sup>2</sup> of outdoor amenity space on the second storey.

Pedestrian access to the tower is proposed from a main floor lobby located along Redpath Avenue and the entrance to the retail would be from Broadway Avenue. Vehicular access to the site is proposed from one two-way driveway off of Redpath Avenue abutting the north property line. A total of 100 parking spaces comprised of 91 resident spaces and 9 visitor spaces are proposed in a three level underground parking garage. Included as part of the 91 spaces are 24 replacement spaces associated with the existing rental units. The development also includes 1 loading space that is internal to the building on the ground floor. A total of 334 bicycle parking spaces are proposed to be provided consisting of 34 indoor visitor spaces at grade and 300 indoor resident spaces on the mezzanine level.

The base building is proposed to be setback 7.5 metres from the south property line abutting Broadway Avenue. There are no setbacks to the base building proposed along the north, east or west property lines. The tower is setback 7.5 metres from the south property line, 9.9 metres from the east property line, a minimum of 5.5 metres from the north property line and 2 metres from the west property line at the 6<sup>th</sup> floor and flaring out to a 0 metre setback at the top of the mechanical penthouse. The tower floorplate would be a maximum of approximately 635 m<sup>2</sup> at its largest size on floors 27-33.

Proposed elevations are provided in Attachments 2A-2D and further project details are provided in the Application Data Sheet included as Attachment 6 to this report.

### **Site and Surrounding Area**

The subject development site is located in the northeast quadrant of the Yonge Street and Eglinton Avenue East area at the northeast corner of Broadway Avenue and Redpath Avenue. The development site is a consolidation of the properties municipally known as 100 Broadway Avenue which contains a 10 storey apartment building with 47 rental units and 223-225 Redpath Avenue which contains two semi-detached dwellings with 5 rental units. The subject development site has an area of 1,482 m<sup>2</sup> (15,952 ft<sup>2</sup>) with a frontage of 35.9 metres (117 feet) on Broadway Avenue and 42 metres (137 feet) on Redpath Avenue.

The area predominantly contains residential uses in various forms as follows:

North: Two-semi detached dwellings, and a 12 storey and an 11 storey residential building. At the northern terminus of Redpath Avenue is Redpath Avenue Parkette.

West: A 20-storey residential condominium with an 8 storey base building. North of the condominium are ten 4 storey townhouses.

East: A number of 3 storey residential apartment buildings and a 2 storey detached residential building.

South: At the southeast and southwest corners of Broadway Avenue and Redpath Avenue are two storey residential dwellings. A Zoning By-law Amendment application was submitted in 2015 for the southwest corner at 85-91 Broadway Avenue and 198 Redpath Avenue for a 34 storey building that is currently under review (file no. 15 106 950 STE 22 OZ). A Zoning By-law Amendment application was also submitted in 2012 for the southeast corner at 95-99 Broadway Avenue and 197 Redpath Avenue and this application for two 34 storey buildings was approved by the Ontario Municipal Board in 2014 (file no. 12 146382 STE 22 OZ). Further south on Redpath Avenue is a detached residential building, a 4 storey apartment and other multi-storey apartment buildings.

## **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. The PPS sets the policy foundation for regulating the development and use of land. The key 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. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

### **Section 2.2 Structuring Growth In The City: Integrating Land Use and Transportation**

The City's Official Plan sets out a broad strategy for managing future growth by identifying an urban structure of areas where development is appropriate and areas where little physical change is expected to occur. The Official Plan directs growth to the *Downtown*, the *Centres*, *Avenues*, and *Employment Areas*. The proposed development is located in the Yonge-Eglinton *Centre* in midtown Toronto as identified by Map 2 of the Official Plan and are designated *Apartment Neighbourhoods* on Map 17 (Land Use Map) of the Official Plan. This *Centre* is situated 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 future Eglinton Avenue Light Rapid Transit line under construction, both of which bisect the City. This strategic location, and its short subway connections to

both *Downtown* and the *North York Centre*, ensure that this Centre continues to develop as both an office centre and a desirable living area.

The Yonge-Eglinton *Centre* has potential for new development in various areas including through sensitive infill development within the *Apartment Neighbourhoods* designation. Through the development process, improvements will be made to the quality of the pedestrian realm, and new parks and open spaces will be created.

### **Section 2.3.1 Healthy Neighbourhoods Policies**

Healthy Neighbourhoods policies state that *Apartment Neighbourhoods* are considered to be physically stable areas. Development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. Developments in *Apartment Neighbourhoods* that are adjacent or close to Neighbourhoods will: be compatible with those Neighbourhoods; provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those Neighbourhoods; maintain adequate light and privacy for residents in those Neighbourhoods; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods. Community and neighbourhood amenities will be enhanced where needed by: improving and expanding existing parks, recreational facilities, libraries, local institutions, local bus and streetcar services and other community services; and creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

### **Section 3.1.1 Public Realm**

The Plan recognizes how important good design is in creating a great city by the look and quality of their squares, parks, streets and public spaces and the buildings which frame and define them. Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

### **Section 3.1.2 Built Form**

Built Form policies within Section 3.1.2 of the Official Plan identify the importance of urban design as a fundamental element of city building and contain built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the context of the neighbourhood and the City. These policies guide new development to be located and organized to fit with its existing and/or planned context and that new development frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development. New developments will also locate and organize vehicle parking, vehicular access, services areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces. New development is to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to existing or

planned buildings as well as adequately limiting the resulting shadowing and uncomfortable wind conditions on neighbouring streets, properties and open spaces.

### **Section 3.1.3 Built Form – Tall Buildings**

Tall buildings come with larger civic responsibilities and obligations than other buildings. In addition to specific built form characteristics related to the base, middle and top of the building, proposals for tall buildings should: demonstrate how the proposed building and site design contribute to and reinforce the overall City structure; demonstrate how the proposed building and site design relate to the existing and/or planned context; take into account the relationship of the site topography and other tall buildings; and provide high quality, comfortable and usable publically accessible open space areas.

### **Section 3.2.1 Housing**

The Official Plan's Housing policies require a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Official Plan Policy 3.2.1.6 provides that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

- a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b) in cases where planning approvals other than site plan are sought, the following are secured:
  - i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
  - ii) for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
  - iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

### ***Section 4.2 Apartment Neighbourhoods***

Lands designated *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Development in *Apartment Neighbourhoods* will:

- a) Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower scale Neighbourhoods;
- b) Locate and mass new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- c) Locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) Include sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) Provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) Provide buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with disabilities.

### **Section 5.1.1 Height and/or Density Incentives**

Section 37 authorizes a municipality with appropriate Official Plan provisions to pass zoning by-laws involving increases in the height and/or density otherwise permitted by the Zoning By-law in return for the provision by the owner of community benefits.

### **Yonge-Eglinton Secondary Plan**

The residential areas in the Yonge-Eglinton Secondary Plan contain a full range of housing forms and tenures suitable for family and other households. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form.

In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within the Secondary Plan area form a positive visual relationship to the street, it is an objective of the Secondary Plan to: secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to Neighbourhoods and, in particular, to those sites which abut *Neighbourhoods*; and direct higher density residential development proposals within the *Apartment Neighbourhoods* to sites with nearby subway station access.

New development will be required to provide an adequate supply of parking and loading to meet site requirements while balancing the City's goal to reduce reliance on automobile use. Parking requirements may be reduced for the development in *Mixed Use*



*Areas and Apartment Neighbourhoods* which are in close proximity to subway and light rapid transit access provided it can be demonstrated how projected travel can be accommodated by other modes. The purpose of such relief is to: reduce reliance on automobiles; reduce conflicts between vehicular traffic and on-street servicing; and maximize the utilization of existing parking facilities.

New development will promote architectural excellence and environmentally sustainable and innovative design. Improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. When a new development is proposed on a major street, the possibility of a building setback to provide a wider sidewalk will be considered.

The *Apartment Neighbourhoods* within the Yonge-Eglinton Centre are largely built-up and considered to be physically stable areas. Development in these *Apartment Neighbourhoods* will comply with the policies of the Official Plan, particularly the policies in Sections 2.3.1 and 4.2.

### **Midtown in Focus**

As part of the Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area, Broadway Avenue forms part of the "Park Street Loop". The Park Street Loop links a number of existing recreational and community amenities within its multipurpose green promenade. Anchored by Eglinton Park to the west, passing through Montgomery Square and the Northern District Library, and integrating two significant institutional sports grounds at Northern Toronto Collegiate Institute and Northern, Secondary School, the Park Street Loop creates a green multipurpose linear promenade.

Additionally, as part of the Midtown in Focus Plan, "Redpath Revisited" is a re-imagined Redpath Avenue including a shared block between Eglinton Avenue and Roehampton Avenue bookended by two parks which define the north (Redpath Avenue Parkette) and south (Redpath Park South – Church of the Transfiguration) ends of a central community axis that will attract and focus a more intimate and local scale of Midtown activity.

The proposal will be reviewed based on the public realm vision identified in the Midtown in Focus Streetscape Plan for the Yonge and Eglinton area. The Midtown in Focus staff report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>

### **Amendment No. 289 to the Yonge-Eglinton Secondary Plan**

Official Plan Amendment 289 (OPA 289) integrates the Council-adopted Midtown in Focus Plan into the existing planning framework of the Yonge-Eglinton Secondary Plan. The site and all of the abutting properties along Broadway Avenue and Redpath Avenue are located within the Midtown Character Area.

The Midtown Character Area is located within the Yonge-Eglinton Secondary Plan area, centred on the intersection of Yonge Street and Eglinton Avenue. The area boundaries

include all lands within the Yonge-Eglinton *Centre* as well as adjacent lands between Eglinton Park to the west, Northern District Secondary School to the east, Keewatin Avenue to the north and the Church of the Transfiguration to the south. The public realm in the Midtown Character Area supports a vibrant mixed use community with an open and green landscaped character. A primary objective of this Secondary Plan is to maintain and enhance the open, green, landscaped character of the area, improve and expand the network of parks, open spaces and streetscapes and create a high-quality public realm to ensure the continued vitality and quality of life in the area.

All civic improvements and development in the Midtown Character Area will advance the implementation of the five place-making moves, parks and open space network and pedestrian network identified in the secondary plan.

City-initiated civic improvements and development applications will demonstrate that the following objectives, where applicable, will be achieved: improve and expand on existing public parks and create new parks and open spaces; and respect, reinforce and extend the landscaped open space setbacks of buildings from the streets that are prevalent in the Midtown Character Area and contribute to the open space system.

Yonge and Eglinton Secondary Plan policies require improvements to the public realm on public and private lands as part of development and City-initiated projects. These improvements may include, but are not limited to: enhancements to streetscapes; provision of wider sidewalks and the establishment of multi-purpose promenades; and the integration, extension and enhancement of existing and proposed landscaped open spaces.

All development will be located and designed to protect access to sunlight on the existing and proposed expansion of Redpath Avenue Parkette. All development proposals will demonstrate that no net new shadow is cast by existing and approved buildings and structures as well as buildings and structures permitted by the existing in-force Zoning By-law.

The Park Street Loop will be designed as a publicly accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping that provides green linkages connecting Eglinton Park to community amenities and open spaces in neighbourhoods to the east. On Broadway Avenue all buildings will be setback a minimum of 7.5 metres at grade and above established grade from the property line. The location and design of underground parking facilities on properties abutting the Park Street Loop will provide sufficient space and soil depth to establish and maintain a permanent, high branching tree canopy.

Official Plan Amendment 289 has been appealed to the Ontario Municipal Board and a pre-hearing or full hearing date has not yet been set.

All other relevant Official Plan and Secondary Plan policies will be considered in the evaluation of this development proposal. The Toronto Official Plan is available on the City's website at: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Yonge-Eglinton Secondary Plan Review**

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area. The Growth, Built Form and Infrastructure Review will inform the development of up-to-date policy that will guide growth in the area and, in combination with necessary capital upgrades identified through the review, support the vitality and quality of Midtown Toronto.

The review began in mid-2015 and has three key activities:

- **Growth Analysis** which includes completing a demographic and economic profile of the area, undertaking an evaluation of growth trends, and completing an analysis of potential near, medium and longer term growth estimates.
- **Built Form Study** which will analyse built form character, trends and impacts and develop a built form vision to guide the area's evolution. In addition, a Cultural Heritage Resource Assessment is being undertaken which will identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations.
- **Infrastructure Review** of the performance and capacity of key infrastructure – community services and facilities, transportation, water, wastewater and stormwater – and a gap analysis informed by the growth estimates to identify emerging infrastructure priorities.

City staff anticipates reporting to City Council in early 2016 with a Report that identifies key findings and emerging directions from the study. Following a Council decision on the Proposals Report, further consultation will occur on recommended directions and proposed amendments to the Yonge-Eglinton Secondary Plan.

This application will be reviewed concurrently with the Growth, Built Form and Infrastructure Review. Emerging issues and directions, where appropriate, will be addressed in the review of the application.

### **Zoning**

The properties at 100 Broadway Avenue and 223-225 Redpath Avenue are all zoned R2 Z2.0 with a maximum permitted height of 38 metres in former City of Toronto Zoning By-law 438-86. The R2 zone permits a number of residential building types including apartment buildings with a maximum permitted density of 2 times the area of the lot.

The new City of Toronto Zoning By-law 569-2013 zones the subject lands as R (d2.0) (x912) with a maximum permitted height of 38 metres. The R zone permits a number of residential building types including apartment buildings with a maximum permitted density of 2 times the area of the lot.

## **Rental Housing Demolition**

The Rental Housing Demolition and Conversion By-law contained in Chapter 667 of the City's Municipal Code, is one of the tools which implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act, 2006.

Proposals in which six or more rental housing units will be affected require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the Planning Act is also required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for Official Plan Amendment or Zoning By-law Amendment triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. The final report will combine recommendations on the planning application and the demolition application under Chapter 667. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

## **Site Plan Control**

The proposed development would be subject to Site Plan Approval and an application has not yet been submitted.

## **City-Wide 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 new and current 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 city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Reasons for the Application**

An application to amend former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 is required to permit additional residential development and to establish appropriate zoning regulations for matters such as, but not limited to: gross floor area, height, setbacks, parking and amenity space.

An application under Section 111 of the City of Toronto Act seeking permission to demolish 52 residential rental housing units has been filed. The proposal involves the demolition of all existing buildings on site. The applicant is proposing to demolish all 47 rental units at 100 Broadway Avenue and all 5 rental units at 223-225 Redpath Avenue and replace them with 52 new units of the same unit mix and provide tenant relocation

assistance. A Housing Issues Report has been submitted in support of the Zoning By-law Amendment application and the demolition application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Shadow Study,
- Planning Justification Report,
- Arborist Report,
- Pedestrian Level Wind Preliminary Analysis,
- Toronto Green Standards Checklist,
- Urban Transportation Considerations Report,
- Community Services and Facilities Study,
- Urban Design Rationale,
- Housing Issues Report, and
- Functional Servicing and Stormwater Management Implementation Report.

A Notification of Complete Application was issued on October 14, 2015.

### **Issues to be Resolved**

The following housing issues have been identified on a preliminary basis:

- Review of the appropriateness of the replacement rental with respect to the number, size and type of units with similar rents.
- Review and acceptance of an appropriate tenant relocation and assistance plan for those tenants impacted by the proposed development.

In addition to the above housing issues, other issues identified on a preliminary basis include:

- Review of the proposal in the context of the Midtown in Focus Plan and Official Plan Amendment 289 to the Yonge-Eglinton Secondary Plan;
- Review of the proposal within the context of the emerging issues and directions from the Yonge-Eglinton Growth, Built Form, and Infrastructure Study;
- The appropriateness of the proposed increase in height and density;
- The appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility with existing buildings and the surrounding context;
- The appropriateness of the proposal's transition within the Yonge-Eglinton Secondary Plan area to surrounding lower scale neighbourhoods;
- The location, orientation and organization of the building and site including proposed setbacks, stepbacks, separation distances, service areas, building entrance and ground floor uses;

- Potential impacts on adjacent properties, public streets and open space, including wind, sky views and shadows, in particular, shadows on Redpath Avenue Parkette;
- Conformity with the City's Tall Building Guidelines;
- Review of the parking supply, loading/unloading areas and site access/circulation;
- Potential overlook and privacy issues with adjacent developments and properties;
- Review of proposed trees to be removed and replaced;
- Assessment of stormwater management and site servicing;
- The adequacy of the proposed indoor and outdoor residential amenity space;
- The availability and adequacy of community services and facilities in the area to support the proposed residential development; and
- The applicability of Section 37 of the Planning Act to secure appropriate community benefits should the application be recommended for approval.

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

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

## **CONTACT**

John Andreevski, Senior Planner  
 Tel. No. 416-395-7097  
 Fax No. 416-395-7155  
 E-mail: jandree@toronto.ca

## **SIGNATURE**

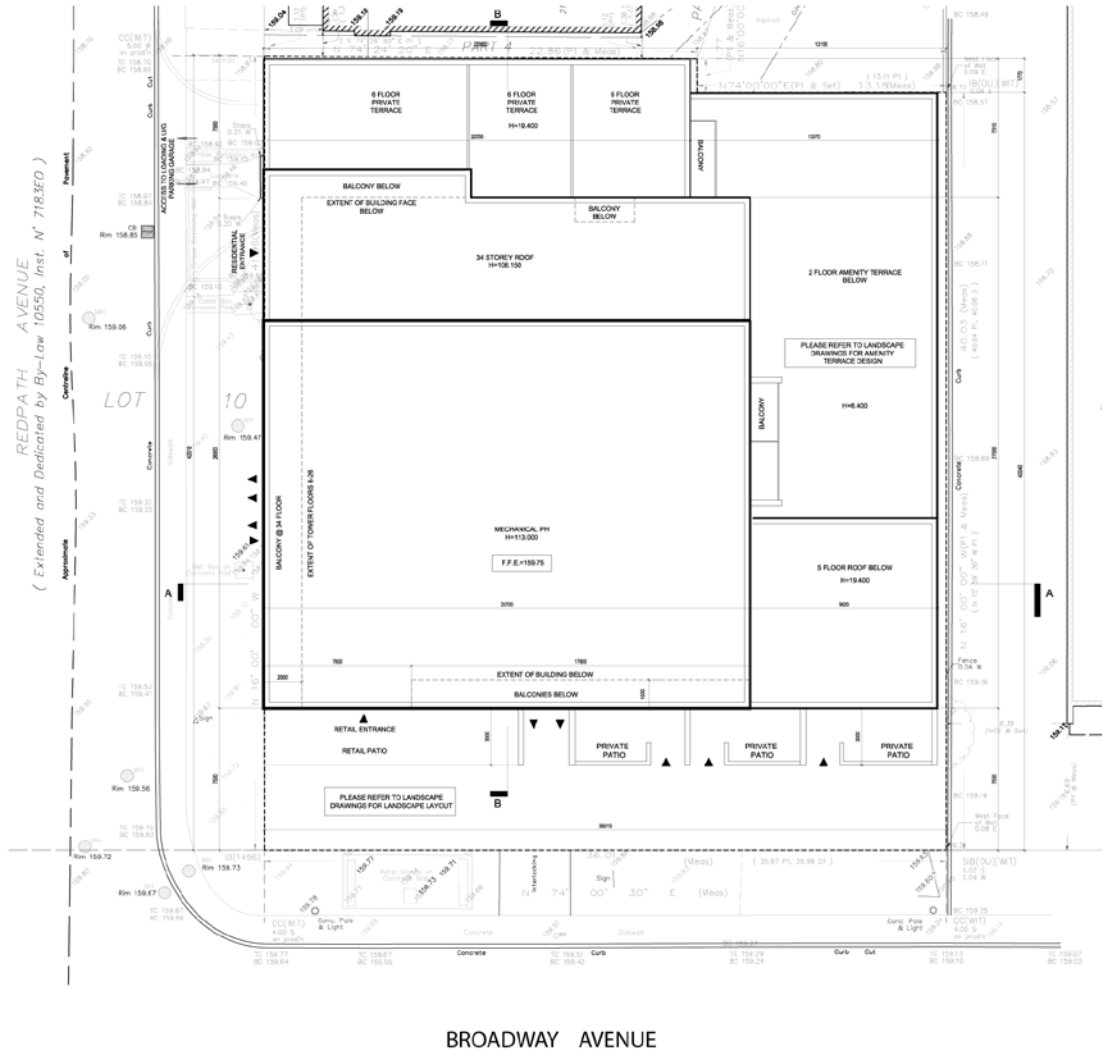
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Joe Nanos, Director  
 Community Planning, North York District

## **ATTACHMENTS**

Attachment 1:	Site Plan
Attachment 2A-D:	Elevations
Attachment 3:	Official Plan
Attachment 4:	Yonge and Eglinton Secondary Plan
Attachment 5:	Zoning
Attachment 6:	Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

## 100 Broadway Avenue & 223-225 Redpath Avenue

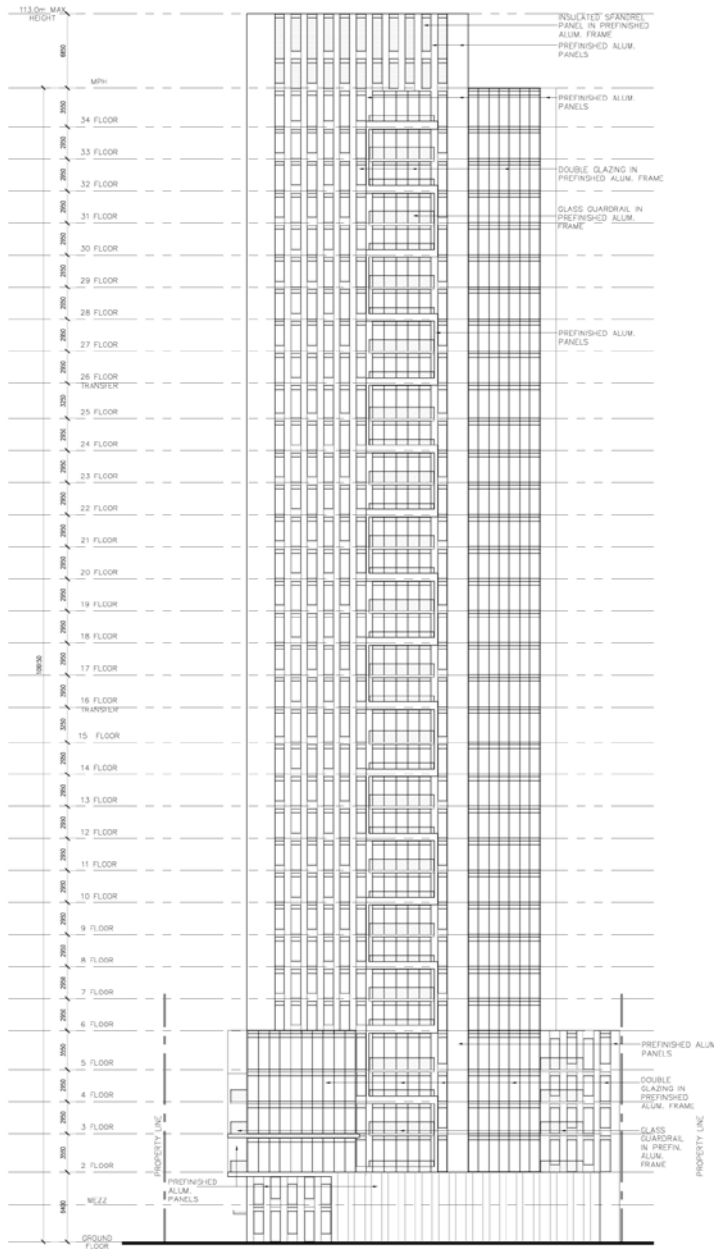
Applicant's Submitted Drawing

Not to Scale 

10/02/2015

File # 15 228723 NNY 25 0Z

## Attachment 2A: East Elevation



**East Elevation**

**100 Broadway Avenue & 223-225 Redpath Avenue**

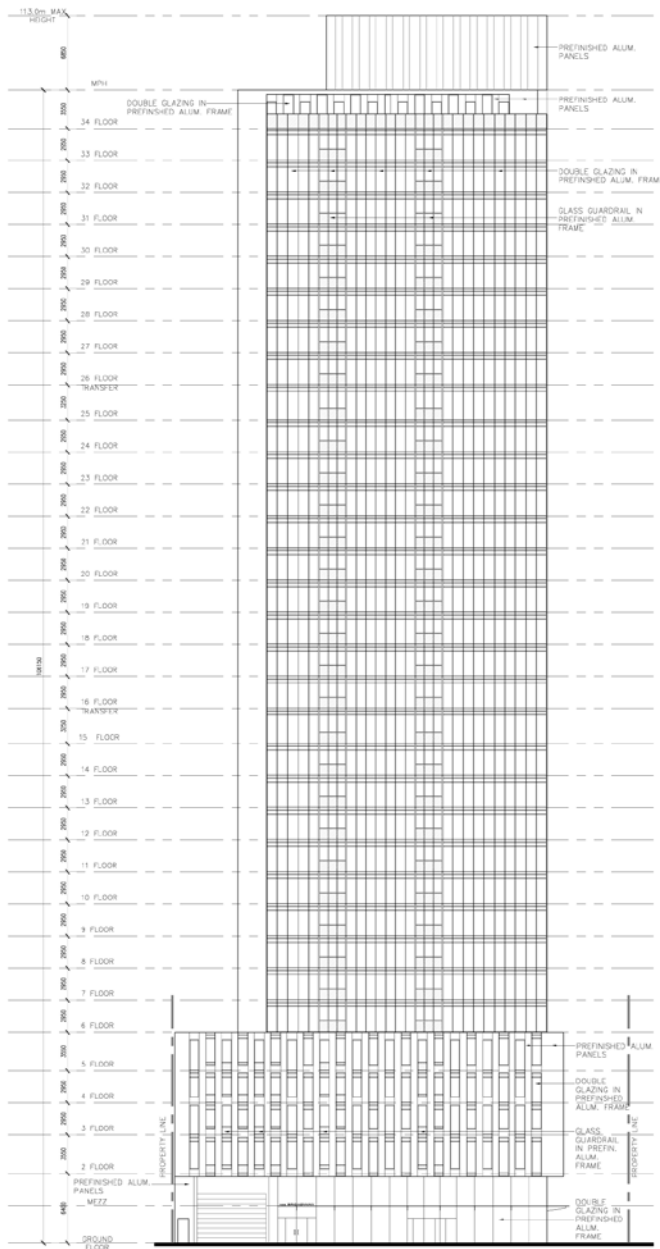
**Applicant's Submitted Drawing**

Not to Scale  
10/02/2015

File # 15 228723 NNY 25 0Z



## Attachment 2B: West Elevation



**West Elevation**

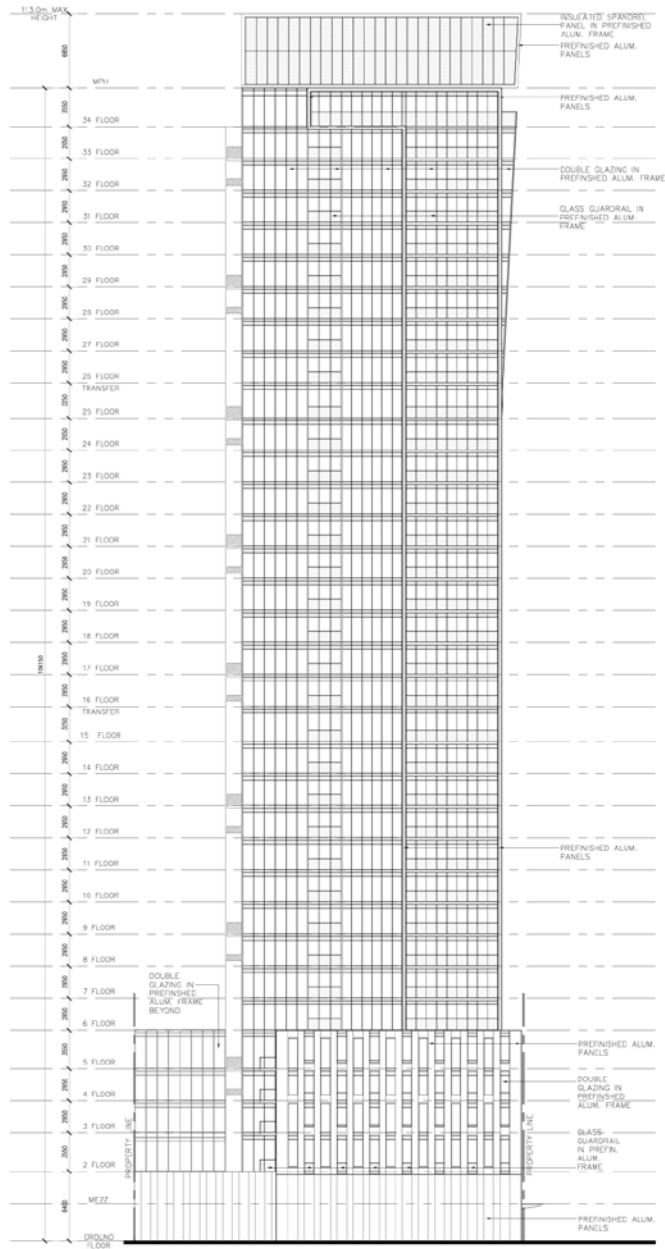
**100 Broadway Avenue & 223-225 Redpath Avenue**

Applicant's Submitted Drawing

Not to Scale  
10/02/2015

File # 15 228723 NNY 25 0Z

## Attachment 2C: North Elevation



### North Elevation

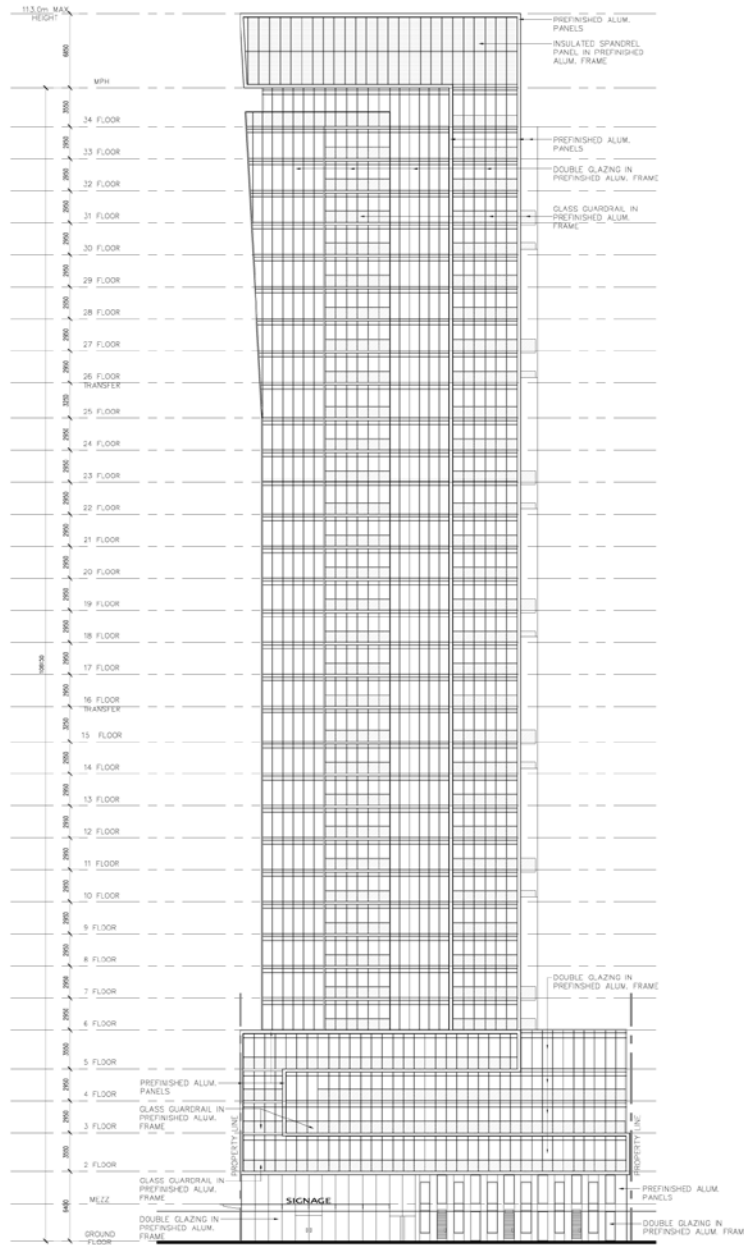
100 Broadway Avenue & 223-225 Redpath Avenue

Applicant's Submitted Drawing

Not to Scale  
10/02/2015

File # 15 228723 NNY 25 0Z

## Attachment 2D: South Elevation



**South Elevation**

**100 Broadway Avenue & 223-225 Redpath Avenue**

Applicant's Submitted Drawing

Not to Scale  
10/02/2015

File # 15 228723 NNY 25 0Z

### Attachment 3: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

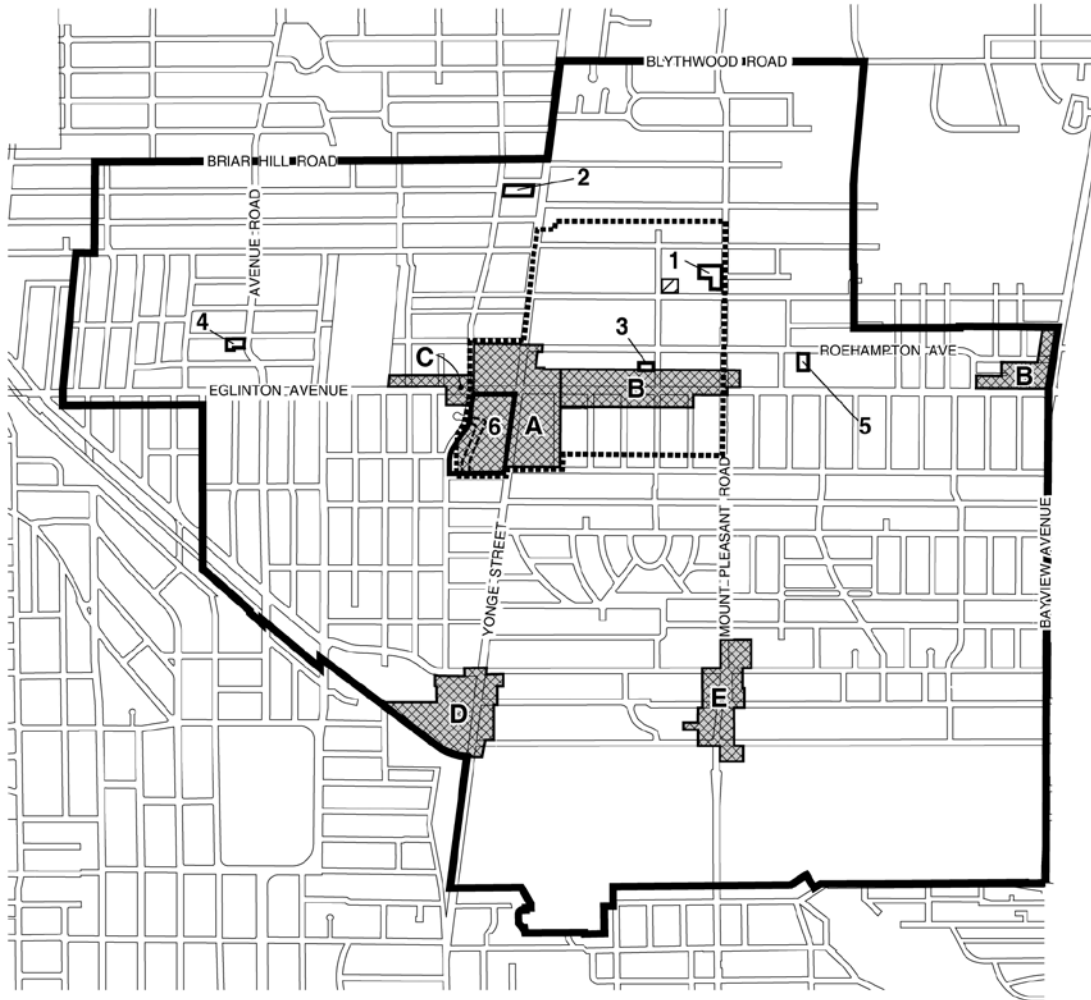
**100 Broadway Avenue & 223-225 Redpath Avenue**

File # 15 228723 NNY 25 02

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

  
 Not to Scale  
 10/05/2015

## Attachment 4: Yonge and Eglinton Secondary Plan



### Yonge-Eglinton Secondary Plan

100 Broadway Avenue & 223-225 Redpath Avenue

- Secondary Plan Boundary
- Yonge-Eglinton Centre
- Proposed Road
- Mixed Use Areas
- 1 Site and Area Specific Policies
- Subject Site

Not to Scale  
10/05/2015



File # 15 228723 NNY 25 0Z



## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	15 228723 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	September 25, 2015
Municipal Address:	100 Broadway Avenue and 223-225 Redpath Avenue		
Location Description:	PLAN 806 PT LOTS 10 & 11 RP63R1214 PART 1 **GRID N2507		
Project Description:	Amend the Zoning By-law to permit a 34-storey (107 m) apartment building with a total of 329 residential dwellings units including 52 rental replacement dwelling units. The total gross floor area for this project would be 19,580 m <sup>2</sup> with a 120 m <sup>2</sup> non-residential component on the ground floor facing Broadway Avenue. The floor space index proposed would be 13.41. Vehicular access is proposed from Redpath Avenue abutting the north property line. A total of 100 parking spaces comprised of 91 resident spaces and 9 visitor spaces are proposed in a three level underground parking garage.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WND Associates Limited 90 Eglinton Avenue East, Suite 970, Toronto, ON M4P 2Y3		Page + Steele IBI Group 95 St. Clair Avenue West, Toronto, ON M4V 1N5	100 Broadway Developments Inc. 55 Isabella Street, Suite 105 Toronto, ON M4Y 1M8

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R2 Z2.0	Historical Status:	
Height Limit (m):	38	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1482	Height:	Storeys:	34
Frontage (m):	36		Metres:	113 (includes MPH)
Depth (m):	42			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	19580		Parking Spaces:	100
Total Non-Residential GFA (sq. m):	120		Loading Docks	1
Total GFA (sq. m):	19700			
Lot Coverage Ratio (%):	0			
Floor Space Index:	13.3			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	19580	0
Bachelor:	87	Retail GFA (sq. m):	120	0
1 Bedroom:	127	Office GFA (sq. m):	0	0
2 Bedroom:	71	Industrial GFA (sq. m):	0	0
3 + Bedroom:	44	Institutional/Other GFA (sq. m):	0	0
Total Units:	329			

**CONTACT:**      **PLANNER NAME:**      John Andreevski, Senior Planner      [jandree@toronto.ca](mailto:jandree@toronto.ca)  
**TELEPHONE:**      416-395-7097