

**66 Broadway Avenue – Zoning Amendment Application
– Preliminary Report**

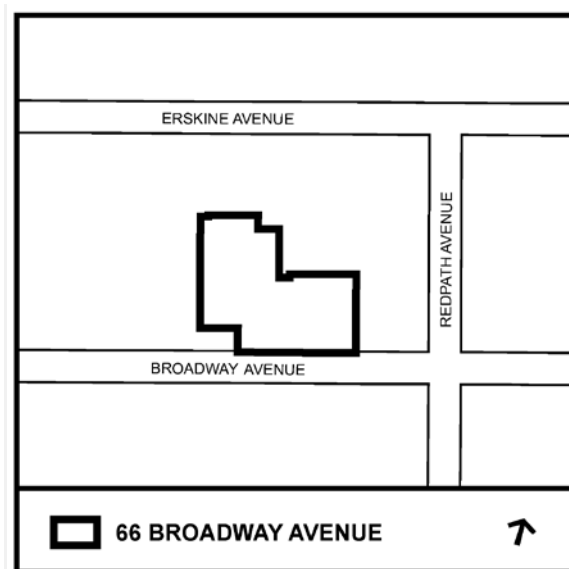
Date:	February 3, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	16 270233 NNY 25 OZ

SUMMARY

This application proposes to amend the Zoning By-law for the lands at 66 Broadway Avenue to permit a four-storey rental apartment building, and a two-storey addition to the existing 20-storey rental apartment building. This application proposes the construction of 38 additional units, resulting in a total of 394 units on the site.

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

It is recommended that a Community Consultation Meeting be held to present the proposal to the public, answer questions, and obtain feedback. A Final Report and a Statutory Public Meeting under the *Planning Act* will be scheduled provided issues identified throughout this process of this application are satisfactorily addressed, and the applicant submits 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 66 Broadway 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

At its meeting of October 30, 2012, City Council adopted the staff recommendations detailed in a Final Report dated September 20, 2012, related to the development of the rear portion of 66 Broadway Avenue, known as 99 (101) Erskine Avenue. The application proposed the construction of a 32 storey apartment building with 422 units, and one block of townhouses having 10 units. A copy of the decision of City Council can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY19.23>.

At its meeting of October 1, 2014, the North York Committee of Adjustment approved an application for Consent to permit the severance and conveyance of the rear portion of 66 Broadway Avenue to 99 (101) Erskine Avenue to facilitate the above mentioned development. This decision also granted an easement in favour of the City to provide public pedestrian access between Broadway Avenue and Erskine Avenue, as well as a conveyance to the City for an on-site parkland dedication along a portion of the Broadway Avenue frontage.

At its meeting of November 26, 2015, the North York Committee of Adjustment refused an application for Minor Variance at 99 (101) Erskine Avenue, to permit two additional storeys to the City Council approved 32-storey apartment building. City staff were also in opposition to the application. This decision was appealed to the Ontario Municipal Board (OMB) by Goodmans LLP on December 8, 2015. The hearing, which City staff attended, commenced August 3, 2016, however it was adjourned. The continuation of the hearing took place September 30, 2016. The OMB has not yet issued an order.

Pre-Application Consultation

A pre-application consultation meeting was held with City Planning staff and Transportation Services staff on July 26, 2016 to discuss the proposal and complete application submission requirements. Staff expressed concerns with the conformity of

the proposal to the Midtown in Focus Parks, Open Space and Streetscape Plan, with a particular concern to the proposed front yard setback. Additional concerns included the location of the proposed loading space, the separation distance between the proposed building and the existing building, the connection between the existing building and the street, and the proposed fire route, amongst other issues.

A second pre-application meeting was held with City Planning staff and Transportation Services staff on October 20, 2016 to discuss revisions which resulted from the meeting of July 26, 2016. Among other changes, these revisions included an increased front yard setback of 4.5 metres, the creation of a pedestrian connection from Broadway Avenue through the proposed building, to the entrance of the existing building, the relocation of the loading space, and the creation of a fire route, both between the two buildings. Despite these revisions, staff concerns were generally the same as those of the first meeting. Further, staff expressed concerns with the potential for shadowing caused by the additional two storeys proposed atop the existing tower.

ISSUE BACKGROUND

Proposal

This application proposes to construct a four-storey apartment building having 20 rental units in front of the existing building along Broadway Avenue. Also proposed is a two-storey addition atop the existing 20-storey rental apartment building, creating an additional 18 rental units. A total of 38 additional units would be added to the site, having a gross floor area (GFA) of 3,785 square metres, and a floor space index (FSI) of 4.08 times the area of the lot. The total number of units on the site would be 394, and the overall GFA of the site would be 30,618 square metres. The existing and proposed unit breakdown is as follows:

Existing Units

	BACH	1 BDRM	2 BDRM	3 BDRM	TOTAL EXISTING
66 BROADWAY AVENUE	79	159	118	0	356

Proposed Units

	BACH	1 BDRM	2 BDRM	3 BDRM	TOTAL PROPOSED
66 BROADWAY AVENUE	0	0	14	4	18
PROPOSED BUILDING	0	10	10	-	20

A total of 38 units are proposed between the two buildings which, including the existing units, would result in a total of 394 rental units on the site. For the proposed four-storey building, the first three storeys would accommodate residential units, and the fourth storey would provide 352 square metres of indoor amenity space to be utilized by the tenants of both the existing building and the proposed building. The existing building would be 22-storeys in height with the proposed two-storey addition. The proposed building would be constructed in front of the existing building, along the Broadway Avenue frontage. It would have a front yard setback of 7.5 metres to the first storey, 5.7 metres to the canopies over the unit entrances on the first storey, and 6.9 metres to the upper storeys. The proposed building would be connected to the existing building by way of an enclosed three-metre walkway. The remainder of the space between the two buildings would be landscaped, and accommodate ground-level terraces for both the proposed building and the existing building. The wall-to-wall distance between the buildings is proposed to be nine metres. The distance between the proposed terraces of the new building and the existing terraces of the existing building would be approximately four metres. This area would be a landscaped courtyard.

The site currently contains landscaping and a circular driveway in front of the existing building from Broadway Avenue, which provides for a fire route, a loading space, and pick-up and drop-off functions. Access to the underground parking garage is provided along the east property line, toward the rear of the building. The landscaping and circular driveway, including the fire route, loading space, and pick-up and drop-off functions, would be removed to allow for the construction of the proposed building. The existing 248 vehicular parking spaces provided in the underground parking garage of the existing building, inclusive of 10 visitor spaces, would also be utilized by the proposed building. Likewise, the existing loading space and 52 bicycle parking spaces located in the underground parking garage, would also be utilized by both the existing and proposed buildings.

Site and Surrounding Area

The site, which has an area of approximately 7,500 square metres, and a frontage of approximately 105 metres along Broadway Avenue, is located in the northeast quadrant of the Yonge and Eglinton neighbourhood. The subject lands are currently occupied by a 20-storey rental apartment building having 356 units, which is proposed to be maintained.

Land uses surrounding the site are as follows:

North: Immediately north of the subject property, at 99 (101) Erskine Avenue, a 32-storey apartment building, and a townhouse block are currently under construction. Also to the north is an existing three-storey townhouse block (83-99 Erskine Avenue), and a four-storey apartment building (77 Erskine Avenue). These properties are designated *Apartment Neighbourhoods* in the Toronto Official Plan.

South: South of the subject property is Broadway Avenue. On the south side of Broadway Avenue are a ten-storey apartment building (75 Broadway

Avenue), and a four-storey apartment building (55-65 Broadway Avenue). The latter property has an application to demolish the existing building, and construct two 45-storey apartment buildings. This application has been appealed to the Ontario Municipal Board, for which a second Pre-Hearing Conference is scheduled June 19, 2017. These properties are designated *Apartment Neighbourhoods* in the Toronto Official Plan.

East: East of the subject property, at the northwest corner of Broadway Avenue and Redpath Avenue, is a 19-storey apartment building (88 Broadway Avenue). This property is designated *Apartment Neighbourhoods* in the Toronto Official Plan. Further east is Redpath Avenue.

West: A public park is proposed immediately west of the subject property, along Broadway Avenue. This land, which was conveyed to the City through the previous application on the site, has an area of approximately 500 square metres. A publicly accessible walkway is also proposed to extend north from the park, up the west side of 66 Broadway Avenue through to the Erskine Avenue sidewalk. Abutting the site to the west, north of the parkland, is a surface parking lot for the residential building at 55 Erskine Avenue. Further west is a place of worship (44 Broadway Avenue). These properties are designated *Apartment Neighbourhoods* in the Toronto Official Plan.

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. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, 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

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 site is located in the *Yonge-Eglinton Centre* in midtown Toronto, as identified by Map 2 of the Official Plan, and is designated *Apartment Neighbourhoods* on Map 17 (Land Use Map) of the Official Plan. 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.

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, which 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 require new development to be located and organized to fit with its existing and/or

planned context to 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 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants.

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.

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.

Midtown in Focus/OPA 289 to the Yonge-Eglinton Secondary Plan

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 school grounds at North Toronto Collegiate Institute and Northern Secondary School, the Park Street Loop creates a green, multi-purpose, 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 report can be found here:

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

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.

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.

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. A Pre-Hearing was held July 12, 2016. The Board's Order, issued August 11, 2016, indicated that discussions between the City and appellants would continue, with hopes of settlements being reached. A second pre-hearing is scheduled for February 27, 2017. The Order can be found here: <http://www.omb.gov.on.ca/e-decisions/pl150678-Aug-11-2016.pdf>.

All other relevant Official Plan and Secondary Plan policies will be considered in the evaluation of this development proposal. The Toronto Official Plan can be found here: 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 Secondary Plan area, referred to as Midtown in Focus: Growth, Built Form and Infrastructure Review (the Review). The Review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The objective of the Review is to ensure that growth positively contributes to Midtown's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in mid-2015, based on City Council's direction, and has five key activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments.

- A **Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution.
- A **Cultural Heritage Resource Assessment** to document the area's archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study.
- A **Community Services and Facilities Study** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects.
- **Transportation and Municipal Servicing Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan area.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The report provided Council with an update on the overall progress of the study, and included the identification of draft built form principles and a number of character areas. The recommendations adopted by Council direct staff to:

- Consider and review applications within the context of the Review, in light of both the Avenue policies and in force policy 2.3.1.3 of the Official Plan;
- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community; and
- To identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

Within the context of the Review, the subject property is in an area identified as being within a "Midtown Apartment Neighbourhood" character area, specifically the Redpath and Park Street Loop. The "Midtown Apartment Neighbourhoods" typically accommodate high-density residential communities within an open, landscaped setting. A key objective for these areas is to reinforce the unique open space amenity and spaciousness currently enjoyed, by ensuring abundant landscaping at grade and generous building spacing, and in some cases, generous setbacks from the street.

The draft built form principles developed for the Review, and endorsed by Council, are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks. Principles that are applicable to the review of this application include:

Public Realm and Open Space

- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

Walkability and Comfort

- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces;
- Create a human-scaled public realm where buildings define and support streetscapes; and
- Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment (OPA) No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. OPA 320, as approved by Council, is available on the City's website at <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The Minister's approval and modification can be found at <http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/SIPA/Files/pdf/N/MMA%20Notice%20of%20Decision.OPA%20320.July%204%202016.pdf>

Zoning

The subject property is subject to site specific by-law 222-2013, under Toronto Zoning By-law No. 438-86. This by-law regulates the subject property and 101 Erskine Avenue, the abutting property to the north. The permitted FSI for the combined sites is 4.4 times the area of the lot. The existing building at 66 Broadway Avenue is deemed to comply with the underlying provisions of Toronto Zoning By-law No. 438-86.

The site is not subject to Toronto Zoning By-law No. 569-2013.

Site Plan Control

This proposal is subject to Site Plan Control, an application for which was submitted December 22, 2016 (16 270233 NNY 25 SA). The application for Site Plan Control is being reviewed concurrently with this application for Zoning By-law Amendment.

Tree Preservation

The City of Toronto Tree by-law, which seeks to protect and preserve trees on City and private property, was established to help the City retain as much tree cover as possible, particularly where development is concerned. It is expected that retention and appropriate protection of existing trees will be considered when developing properties, and whenever possible, buildings and driveways are to be diverted around trees.

City Council has adopted the Official Plan with the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. The planting of large growing shade trees on both public and private lands should be an important objective for all development projects and must be considered integral to the design, planning and construction of projects. An arborist report was received as part of the application, and is under review by Urban Forestry staff.

Thirteen privately-owned trees, having diameters at breast height (DBA) of 30 centimetres or more, are proposed to be removed to accommodate the proposed four-storey building. Three City-owned trees, having DBAs of 20, 38, and 42 centimetres, are proposed to be removed. Twenty-seven trees are proposed to be planted on the property, and three trees are proposed to be planted on the City-owned boulevard of Broadway Avenue.

Reasons for the Application

This application was submitted to allow for modifications to the site specific zoning by-law, including the proposed increase in height of the existing building, and the overall density of the site. Areas of non-compliance with the existing site specific zoning by-law will be confirmed through the review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Parking Letter;
- Community Services and Facilities Study;
- Housing Issues Report;
- Pedestrian level Wind Study;
- Sun/Shadow Study;
- Geotechnical Study;
- Stormwater Management Report; and

- Servicing Report.

A Notification of Incomplete Application, issued on January 20, 2017, identifies the outstanding material required for a complete application submission as follows:

- Hydrogeological Review.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Conformity with the Official Plan;
- 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;
- Conformity with the City's Tall Building Guidelines;
- The appropriateness of the proposed increase in height and density;
- Improvements to the existing rental building, as well as protection measures to mitigate construction impact on tenants;
- The appropriateness of the scale and massing of the proposed building in terms of the built form arrangement on the site, and compatibility with/distance from the existing building;
- The appropriateness of the proposed front yard setback, and its conformity to the Park Street Loop;
- The location, orientation and organization of the building and site including proposed setbacks, separation distances, service areas, and building entrances;
- Potential impacts on adjacent properties, public streets and open space, including wind, sky views and shadows;
- The appropriateness of the location of the loading space with respect to the existing building and the proposed building;
- Review of the vehicular and bicycle parking supply and location, as well as the fire route, and site access/circulation;
- Tree removal and replacement proposal;
- Assessment of stormwater management and site servicing;
- The adequacy of the proposed indoor and outdoor residential amenity space;
- Potential improvements/addition to the City park at the southwest corner of the site;
- Potential improvements to the mid-block pedestrian connection, secured through the previous application related to 99 (101) Erskine Avenue, between Broadway Avenue and Erskine Avenue; and
- The availability and adequacy of community services and facilities in the area to support the proposed residential development.

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.

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

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SIGNATURE

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ATTACHMENTS

Attachment 1: Site Plan

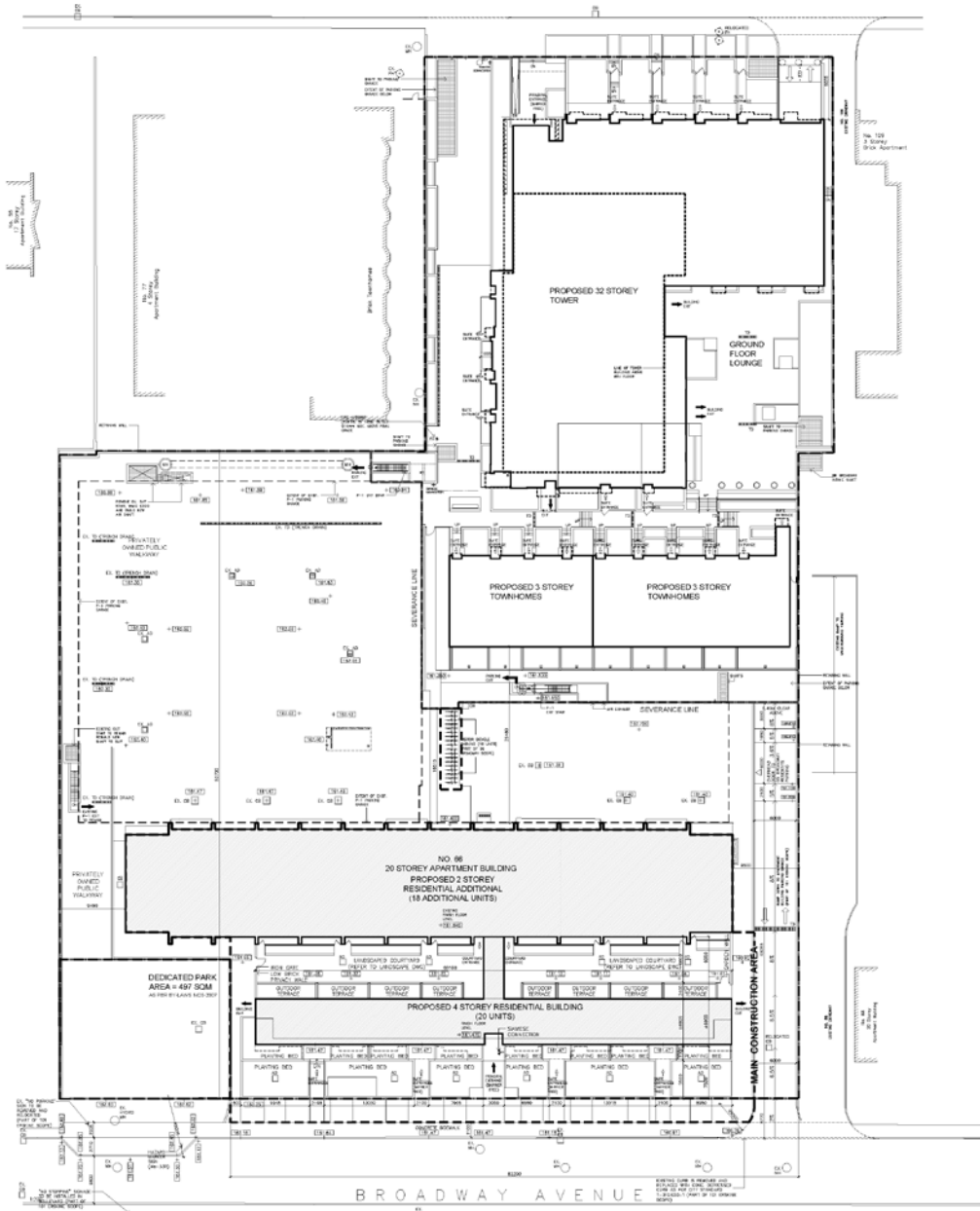
Attachment 2: Elevations

Attachment 3: Toronto Zoning By-law 438-86 Map

Attachment 4: Toronto Zoning By-law 569-2013 Map

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

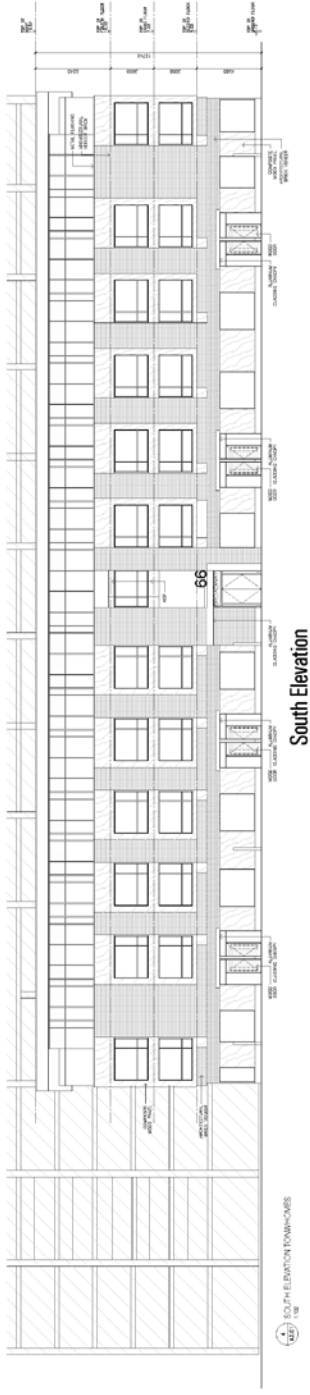
66 Broadway Avenue

Applicant's Submitted Drawing

Not to Scale 

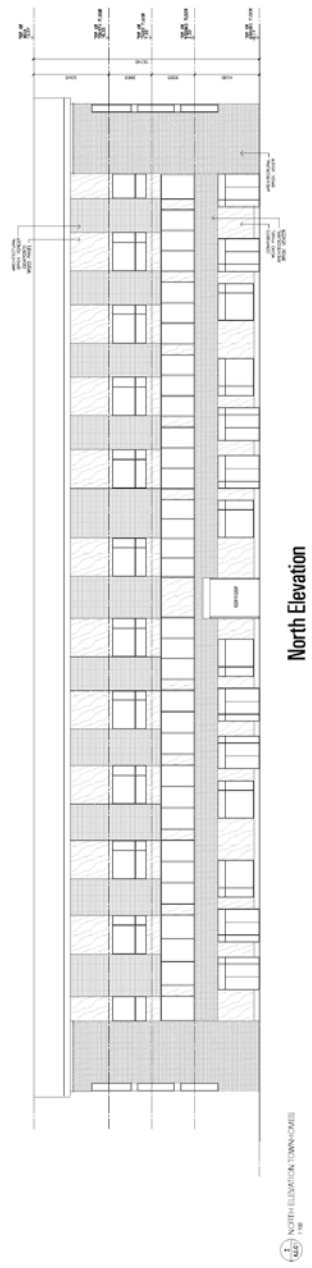
File # 16 270233 NNY 25 OZ

Attachment 2a:
Proposed Building South (front) and North (rear) Elevations



Elevations
Applicant's Submitted Drawing
Not to Scale
01/19/2017

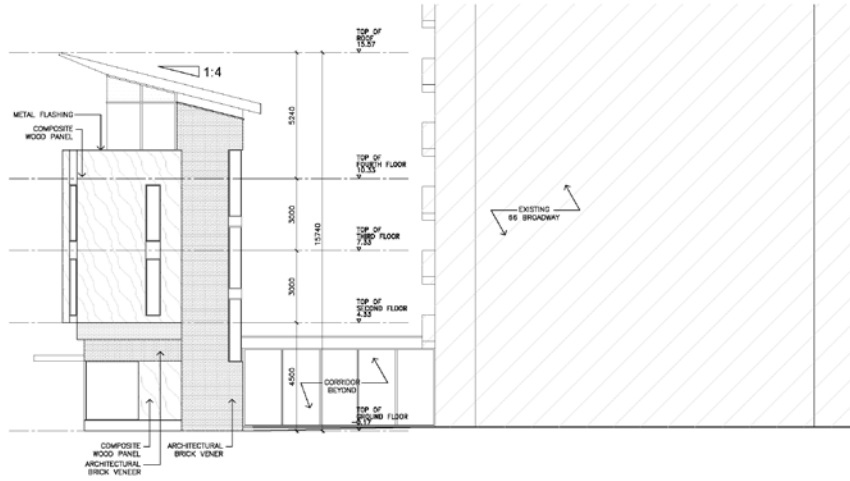
66 Broadway Avenue
File # 16 270233 NNY 25 0Z



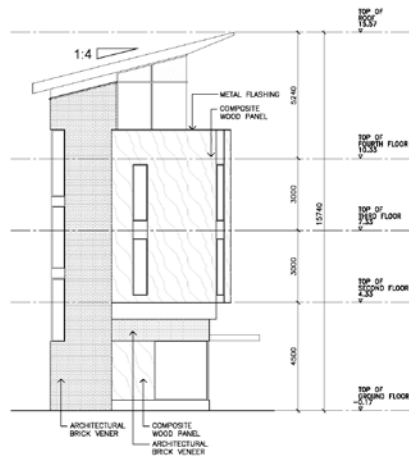
Elevations
Applicant's Submitted Drawing
Not to Scale
01/19/2017

66 Broadway Avenue
File # 16 270233 NNY 25 0Z

Attachment 2b:
Proposed Building East and West Elevations



3
A3.01 EAST ELEVATION TOWNHOMES
1:100



1
A3.01 WEST ELEVATION TOWNHOMES
1:100

Elevations

Applicant's Submitted Drawing

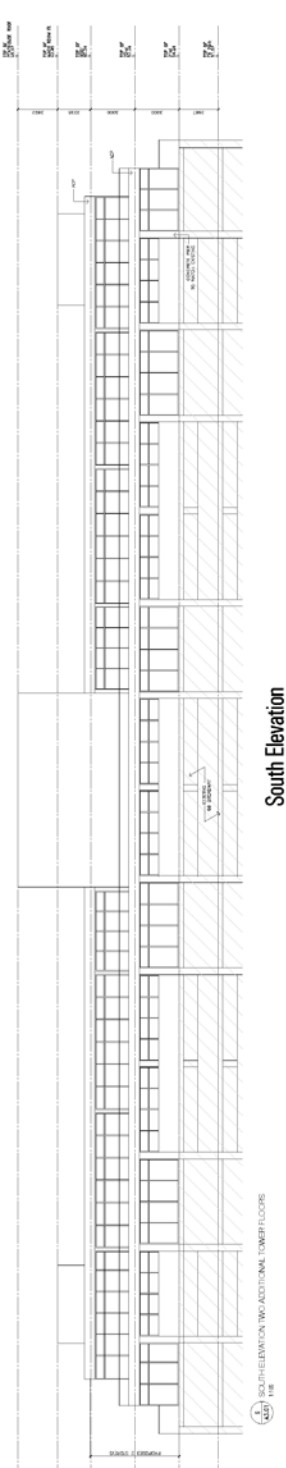
Not to Scale
01/19/2017

66 Broadway Avenue

File # 16 270233 NNY 25 0Z

Attachment 2c:

Proposed Addition to Existing Building South (front) and North (rear) Elevations



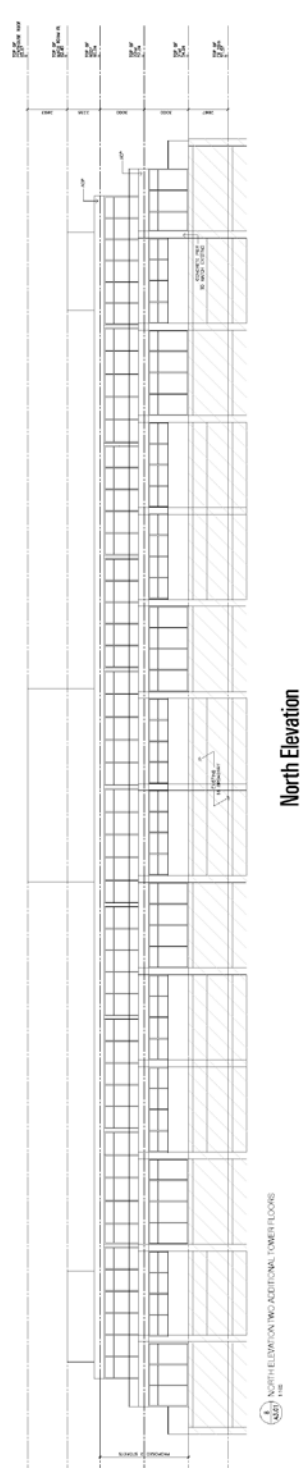
66 Broadway Avenue

File # 16 270233 NNY 25 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale
01/19/2017



66 Broadway Avenue

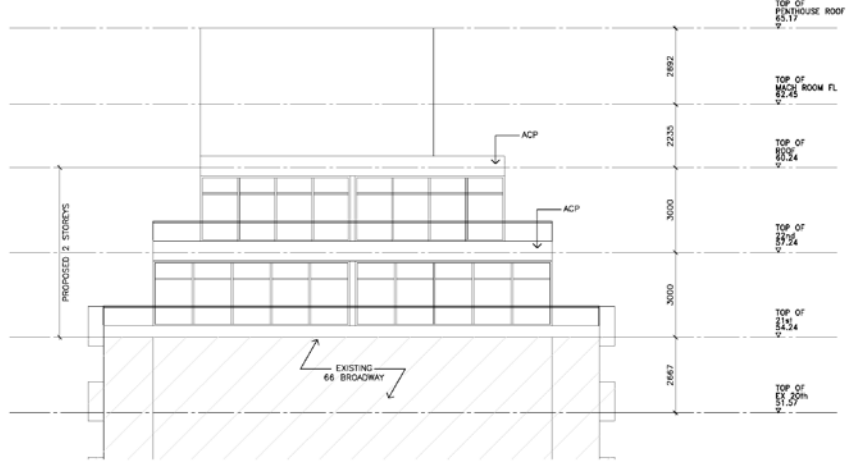
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Elevations

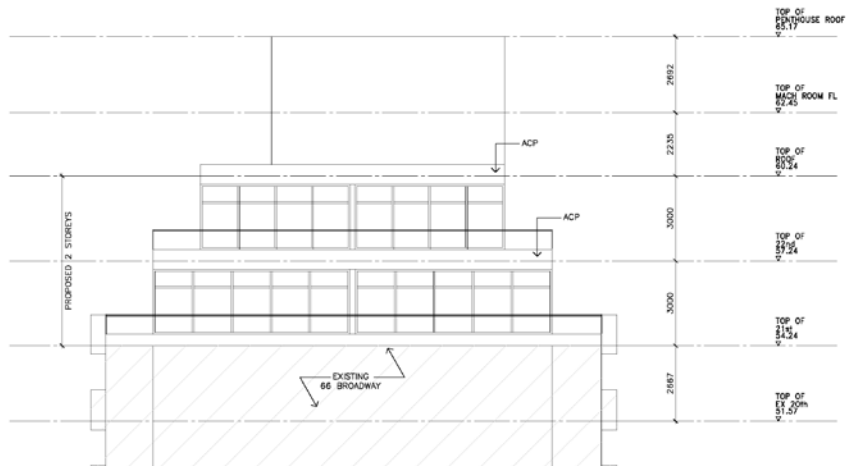
Applicant's Submitted Drawing

Not to Scale
01/19/2017

Attachment 2d:
Proposed Addition to Existing Building West and East Elevations



7
A3.01 WEST ELEVATION TWO ADDITIONAL TOWER FLOORS
1:100



5
A3.01 EAST ELEVATION TWO ADDITIONAL TOWER FLOORS
1:100

Elevations

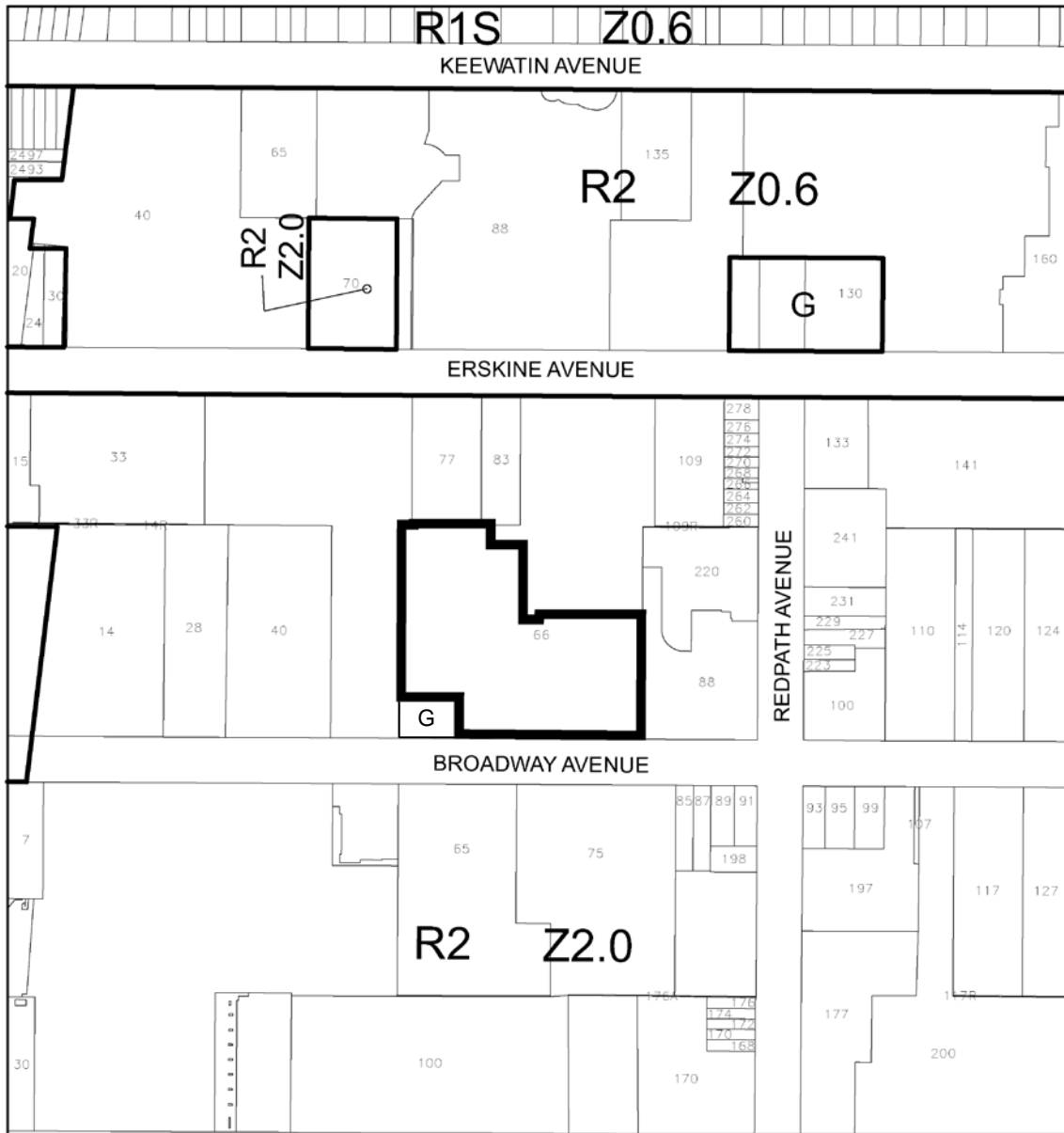
Applicant's Submitted Drawing

Not to Scale
01/19/2017

66 Broadway Avenue

File # 16 270233 NNY 25 0Z

Attachment 3:
Toronto Zoning By-law No. 438-86 Map




Zoning By-Law No. 438-36

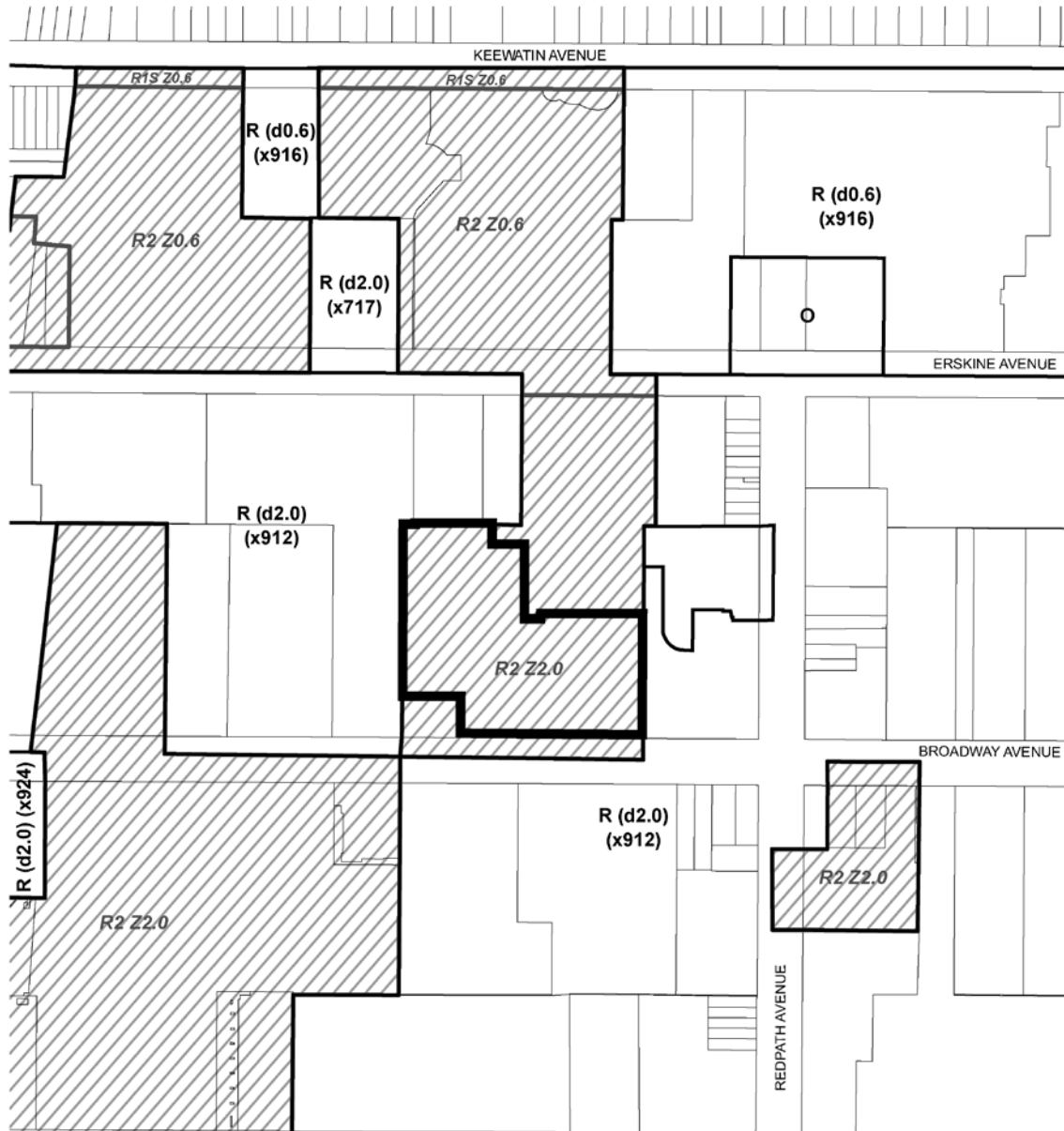
66 Broadway Avenue

File # 16 270233 NNY 25 0Z

-  Location of Application
- R1S** Residential District
- R2** Residential District
- G** Parks District


 Not to Scale
 Extracted: 01/18/2017


Attachment 4:
Toronto Zoning By-law No. 569-2013




Zoning By-Law No. 569-2013

66 Broadway Avenue


File # 16 270233 NNY 25 02

 Location of Application

R Residential CR Commercial Residential
O Open Space

 See Former City of Toronto By-Law No. 438-86

R1S Residential District
R2 Residential District
MCR Mixed-Use District


Not to Scale
Extracted: 01/18/2017

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 270233 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 66 BROADWAY AVE

Location Description: PLAN 756 PT 1 FT RESERVE PLAN 806 PT LOTS 5 TO 8 PT 1 FT RESERVE PLAN M146 PT 1 FT RESERVE RP 66R27734 PARTS 2 TO 5 **GRID N2507

Project Description: This application proposes to amend the Zoning By-law for the lands at 66 Broadway Avenue to permit a four-storey rental apartment building, and a two-storey addition to the existing 20-storey rental apartment building. This application proposes the construction of 38 additional units, resulting in a total of 394 units on the site.

Applicant:	Agent:	Architect:	Owner:
MHBC PLANNING		CS&P ARCHITECTS INC.	BEAUX PROPERTIES INTERNATIONAL INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Y
Zoning:	R2 Z2.0	Historical Status:	N
Height Limit (m):	54	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7497.68	Height:	Storeys: 22
Frontage (m):	82.2		Metres: 60.24
Depth (m):	93.9		
Total Ground Floor Area (sq. m):	1830.6		Total
Total Residential GFA (sq. m):	30617.68	Parking Spaces:	248
Total Non-Residential GFA (sq. m):	0	Loading Docks	1
Total GFA (sq. m):	30617.68		
Lot Coverage Ratio (%):	24.4		
Floor Space Index:	4.08		

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	10
2 Bedroom:	24
3 + Bedroom:	4
Total Units:	394

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1896.5	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:** **Michelle Corcoran, Planner**
TELEPHONE: **(416) 395-7130, mcorcor@toronto.ca**

