

**701-713 Soudan Avenue, 1674-1684 Bayview Avenue  
and 720 Hillside Avenue East - Official Plan  
Amendment and Zoning By-law Amendment  
Applications - Preliminary Report**

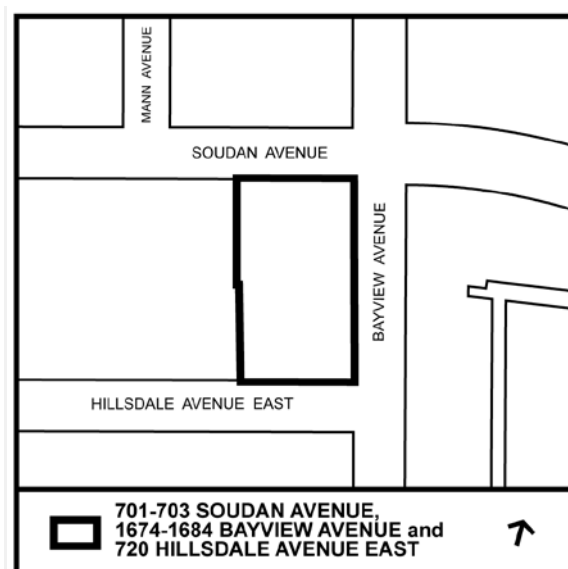
<b>Date:</b>	January 30, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	14 267151 STE 22 OZ

**SUMMARY**

This application proposes a 9-storey mixed-use residential building with frontages on Bayview Avenue, Hillside Avenue and Soudan Avenue. The application consists of 172 residential units with retail uses on the ground floor. A total of 35 rental units are being replaced as part of this proposal with 243 vehicular parking spaces provided underground.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications 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 final quarter of 2015. The target date assumes that the applicant will provide all required information in a timely manner.



## 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 701-713 Soudan Avenue, 1674-1684 Bayview Avenue and 720 Hillsdale 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 associated with the property at 701-713 Soudan Avenue, 1674-1684 Bayview Avenue and 720 Hillsdale Avenue.

## Pre-Application Consultation

A pre-application meeting was held on July 24, 2014. At the meeting Staff raised concerns about the nine-storey height limit and recommended that the applicant adhere to the Mid-Rise Building Guidelines. There was Staff general support for an Official Plan Amendment to re-designate the *Neighbourhoods* portion of the site to *Mixed Use Areas*. Complete application submission requirements were also discussed.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to construct a 9-storey mixed-use residential building with frontages on Bayview Avenue, Hillsdale Avenue and Soudan Avenue. The application consists of 172 residential units with retail uses on the ground floor. A transition towards the west property line is proposed to be achieved with step backs of approximately 1 metre at the second storey, 3 metres at the third storey, 2 metres at the fourth storey, 3 metres at the fifth storey, 3 metres at the sixth storey and four metres at the seventh storey after which the building rises straight up. A smaller transition is proposed on Bayview Avenue, where the building steps back 1 metre at the sixth storey and 3 metres at the seventh storey after which it rises straight up. Modest step backs of two metres are proposed for the sixth and seventh storeys on the Soudan Avenue and Hillsdale Avenue frontages. 35 rental units are being replaced as part of this proposal.

The applicant also proposed to demolish one multi-unit rental building with 29 affordable and mid-range rental units and nine house form structures containing an additional 6

rental, 5 owner-occupied and 1 commercial units. Two existing house form structures will be retained. A detailed description of the project statistics is located in the table below and in Attachment 5: Application Data Sheet of this report.

Category	First Submission December 24, 2014
Site Area	3,949 square metres
Proposed Midrise Stepbacks (approximate)	
Bayview Avenue	1 m (6 <sup>th</sup> storey), 3 m (7 <sup>th</sup> storey)
Soudan Avenue	2 m (6 <sup>th</sup> storey), 2 m (7 <sup>th</sup> storey)
Hillsdale Avenue	2 m (6 <sup>th</sup> storey), 2 m (7 <sup>th</sup> storey)
West Property Line	1 m (2 <sup>nd</sup> storey), 3m (3 <sup>rd</sup> storey), 2m (4 <sup>th</sup> storey), 3m (5 <sup>th</sup> storey), 3m (6 <sup>th</sup> storey), 4m (7 <sup>th</sup> storey)
Proposed Base Setback on Ground Floor	
Bayview Avenue	2 metres
Soudan Avenue	0.3 metres
Hillsdale Avenue	0.3 metres to 2 metres (at Bayview Avenue)
West Property Line	6 metres (cantilevers back at 2 <sup>nd</sup> storey)
Gross Floor Area	
Total Residential	13,390 square metres
Non-Residential	2,026 square metres
Total	15,416 square metres
Floor Space Index	3.98
Number of Units	
Studio	23 (13%)
1 Bedroom	71 (41%)
2 Bedroom	78 (45%)
3 Bedroom	2 (1%)
Total	174
Ground Floor Height	5.75 metres
Sidewalk width Bayview Avenue (3.0 m existing)	5 metres
Sidewalk width Soudan Avenue (1.8 m existing)	5.81 metres
Sidewalk width Hillsdale Avenue (1.8 m existing)	6.58 metres
Proposed Vehicular Parking (residential:visitor:non-residential)	243 (166:27:50)
Proposed Bicycle Parking (residential:visitor: retail)	222 (181:18:23)
Loading Spaces	
Description	1 Type B, 1 Type G
Amenity Space	
Interior Residential	344 square meters
Exterior Residential	344 square metres
Total Amenity Space Provided	688 square metres
Building Height	32.05 metres

## **Site and Surrounding Area**

The site is located at 1674-1684 Bayview Avenue and includes properties at 701-713 Soudan Avenue and 720 Hillsdale Avenue. It is approximately rectangular in shape and approximately 3,949 square metres in size.

The site is currently comprised of the following:

- One 29-unit, 3.5 storey apartment building;
- One single-storey commercial unit (vacant);
- Three single-detached residential houses with upper and lower apartment units;
- Four 3-storey townhouse units;
- Two 2-storey detached residential houses; and
- One 3-storey detached residential house.

**North:** To the north of the subject site is a dry cleaning facility, continuing north is a church and residential apartment buildings. Further north at Eglinton Avenue is a 6-storey residential building with retail at-grade, a grocery storey and commercial plaza as well as the future Bayview Avenue entrance for the Eglinton Crosstown LRT

**East:** To the east of the subject site are a series of 1 and 2-storey attached buildings. Further east is the Leaside neighbourhood which consists of detached residential dwellings, schools, parks and places of worship. Howard Talbot Park is also northeast of the site.

**South:** The south of the site is a 5-storey commercial building. Continuing south are a series of mixed-use buildings ranging in height from one to three storeys, with retail or commercial office at grade and residential above.

**West:** The west of the site is characterized by a low scale single, detached residential neighbourhood with buildings ranging in height from two to three storeys.

## **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 to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The City of Toronto's Official Plan contains a number of policies that apply to the proposed development. Bayview Avenue south of Eglinton Avenue is largely designated *Mixed Use Areas* except for several block frontages which are currently designated *Neighbourhoods*. The subject site is designated *Neighbourhoods* and is adjacent to lands on Bayview Avenue to the east and the south which are designated *Mixed Use Areas*.

## **Chapter 2 – Shaping the City**

### **Section 2.2.3 Avenues: Reurbanizing Arterial Corridors**

The subject property is located on an area designated *Avenues* in the City of Toronto Official Plan. Avenues are important corridors along major streets where reurbanization is anticipated. Reurbanization on the *Avenues* is intended to occur incrementally and after the preparation of *Avenue* studies for strategic mixed-use segments of the corridors shown on Map 2. *Avenue* studies will engage local residents and stakeholders to determine appropriate community improvements, contextually appropriate zoning and built form permissions/restrictions.

Development may be permitted on the *Avenue* prior to an *Avenue* Study based on applicable policies of the plan. Development that has the potential to set a precedent for future development on an *Avenue* requires that an *Avenue* segment study be completed by the applicant. The segment study will include an assessment of the impacts of the incremental development, consider whether the development is supportable by available infrastructure and be considered together with any amendment to the Official Plan or Zoning By-law. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts.

## **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, 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 3.2.1 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 4.1 Neighbourhoods**

*Neighbourhoods* are considered to be physically stable areas and new development will respect and reinforce the existing physical character. No buildings larger than four storeys are permitted in a *Neighbourhood*. Where a more intense form of development than the prevailing building type has been approved, it will not be considered as a precedent when reviewing new applications. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval of the Official Plan. New small scale retail, service and office uses may be permitted through re-zoning where it can be demonstrated that there will be no adverse impacts.

### **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 mixed 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 accommodate 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 services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan Area. New parks and open spaces will 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 will the satisfy the requirement 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*.

## **Mid-Rise Design Guidelines**

In July 2010, Council directed staff to use the Mid-Rise Buildings Performance Standards in the evaluation of mid-rise building development proposals. In November 2013, Council adopted an extended monitoring period in order to measure the effectiveness of the Standards.

Mid-rise buildings are the 'in between' scale of building, they are bigger than houses but smaller than towers. Mid-rise buildings have a good scale and relationship to the street. They define or make walls to the street that are tall enough to feel like a city and provide lots of usable space, but low enough to let the sun in and open the view to the sky from the street. They support a comfortable pedestrian environment, and animate the street by lining the sidewalk with doors and windows with active uses including stores, restaurants, services, grade related apartments, and community uses. Mid-rise buildings may contain a single use like an office or residential apartment but they usually contain a mix of uses which may include retail, office, community service, and residential all in the same building.

The height of a mid-rise building varies from street to street, as mid-rises are defined as buildings that are no taller than the width of their adjacent street right-of-way (the width of the publicly owned portion of the street). In Toronto, on the narrower 20 metre wide streets in the Downtown, a mid-rise is 5 or 6 stories high. On the wider arterial streets outside of the Downtown, a mid-rise may be taller up to a maximum of 11 storeys on the widest Avenues. Mid-rises typically are designed with step-backs or terraces at upper levels to make them appear lower in height from the street, and to allow sunlight and sky views on the sidewalk.

The current application is located on an *Avenue* and is an appropriate site to consider a Mid-Rise Building. Staff will evaluate the proposed built form against the Mid-Rise Guidelines.

## **Zoning**

The majority of the site is zoned R4 Z1.0 and R2 Z0.6 for the other portions of the site containing the single-detached dwellings in City of Toronto Zoning By-law 438-86, as amended. The By-law restricts the permitted density to one times coverage for the majority of the site and 0.6 times coverage for the rest. A height restriction of 9 metres also applies to the site. Restrictive exemptions 12(2) 118 and 119 also apply to the site and regulate the parking ratios as well as general built form permission in the Yonge-Eglinton area. The property is also zoned R (d0.6)(x930) and R (1.0)(x690) in City of Toronto Zoning By-law 569-2013. The permissions in by-law 569-2013 are largely the same as those in 438-86, as amended.

## **Chapter 667 - Rental Demolition and Conversion By-Law**

The Rental Housing Demolition and Conversion By-Law, contained in Chapter 667 of the City's Municipal Code, prohibit the demolition and conversion of rental housing units without a Section 111 permit. Council may refuse, or approve such an application with



conditions. Approval under Section 33 of the Planning Act will also be required as there are more than six residential units proposed for demolition. City Council will consider the Zoning By-Law and Official Plan Amendments at the same time as the rental housing demolition application. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the OMB.

### **Site Plan Control**

The application is subject to site plan control. A site plan control application has not been submitted by the applicant.

### **Reasons for the Application**

An application is required because the proposal does not conform to the Official Plan policies for development within a *Neighbourhood*. An application to amend the Zoning By-law is also required to accommodate the proposed height and density. An application for rental demolition and replacement is required to replace the 35 rental units on the site.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Traffic Impact Study
- Planning Rationale Report
- Community Services and Facilities Study
- Housing Issues Report
- Avenue Segment Study
- Functional Servicing Report
- Wind Study
- Sun/Shadow Study
- Arborist Report
- Toronto Green Standards Checklist

A Notification of Complete Application was issued on January 30, 2015.

### **Issues to be Resolved**

Staff are generally supportive of the direction to amend the Official Plan to *Mixed Use Areas* designation. However, Staff must first undertake a review of the Avenues Segment Study submitted by the applicant in conjunction with a resident and stakeholder consultation strategy, to ascertain the following:

- appropriate community improvements;
- contextually appropriate zoning ; and
- contextually appropriate built form permissions/restrictions.

The remaining concerns of Staff relate to the proposed built form and securing the proposed rental housing. Specifically, Staff are concerned about the following which includes, but is not limited to:

- The lack of context for a 9-storey building in this area and potential adverse impacts from a new built form for this *Avenue* segment;
- The proposed transition to the *Neighbourhoods* designated area to the west;
- Compliance with Official Plan policies for the replacement of rental housing and demolition;
- Development of an acceptable Tenant Relocation and Assistance Plan;
- Securing appropriate Section 37 benefits; and
- Appropriate application of the Council adopted Mid-Rise guidelines, specifically:
  - i. compliance with height in relation to the right-of-way;
  - ii. the setback and angular provisions, both from the rear yard and front; and
  - iii. any other applicable mid-rise guidelines.

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

## **CONTACT**

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## **SIGNATURE**

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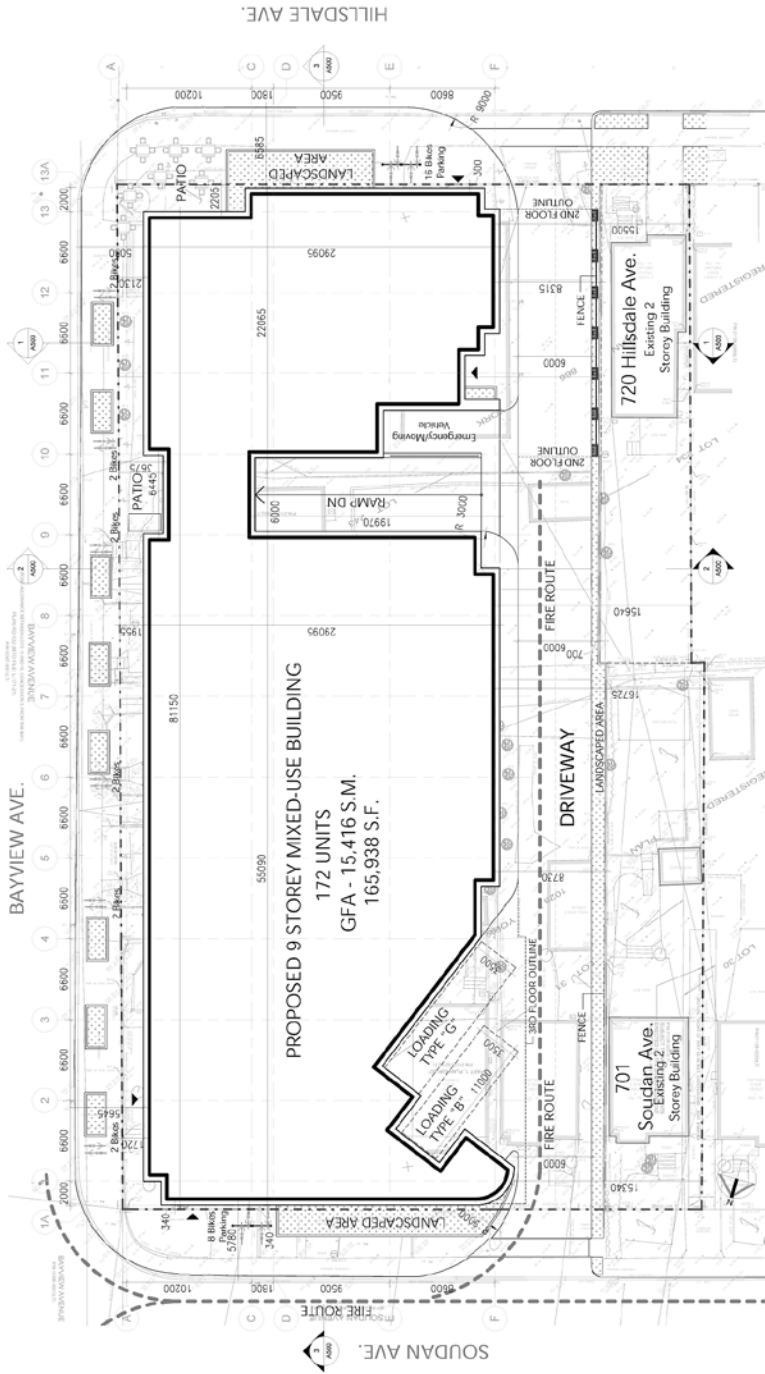
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

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

Attachment 1: Site Plan



Site Plan

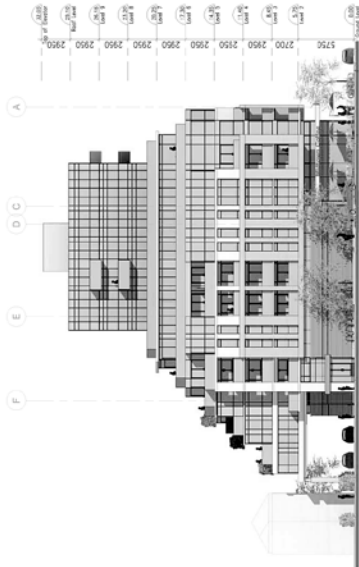
Applicant's Submitted Drawing

Not to Scale  
01/29/2015

701-713 Soudan Avenue, 1674-1684 Bayview Avenue  
and 720 Hillsdale Avenue East

File # 14 267151 STE 22 0Z

**Attachment 2: North and South Elevations**



**South Elevation**



**North Elevation**

**Elevations**

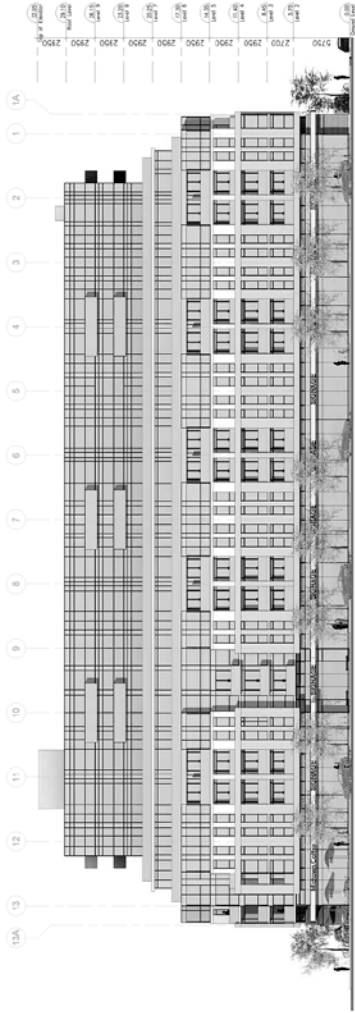
**701-713 Soudan Avenue, 1674-1684 Bayview Avenue  
and 720 Hillsdale Avenue East**

Applicant's Submitted Drawing

Not to Scale  
01/29/2015

File # 14 267151 STE 22 0Z

**Attachment 3: East and West Elevations**



**East Elevation**



**West Elevation**

**Elevations**

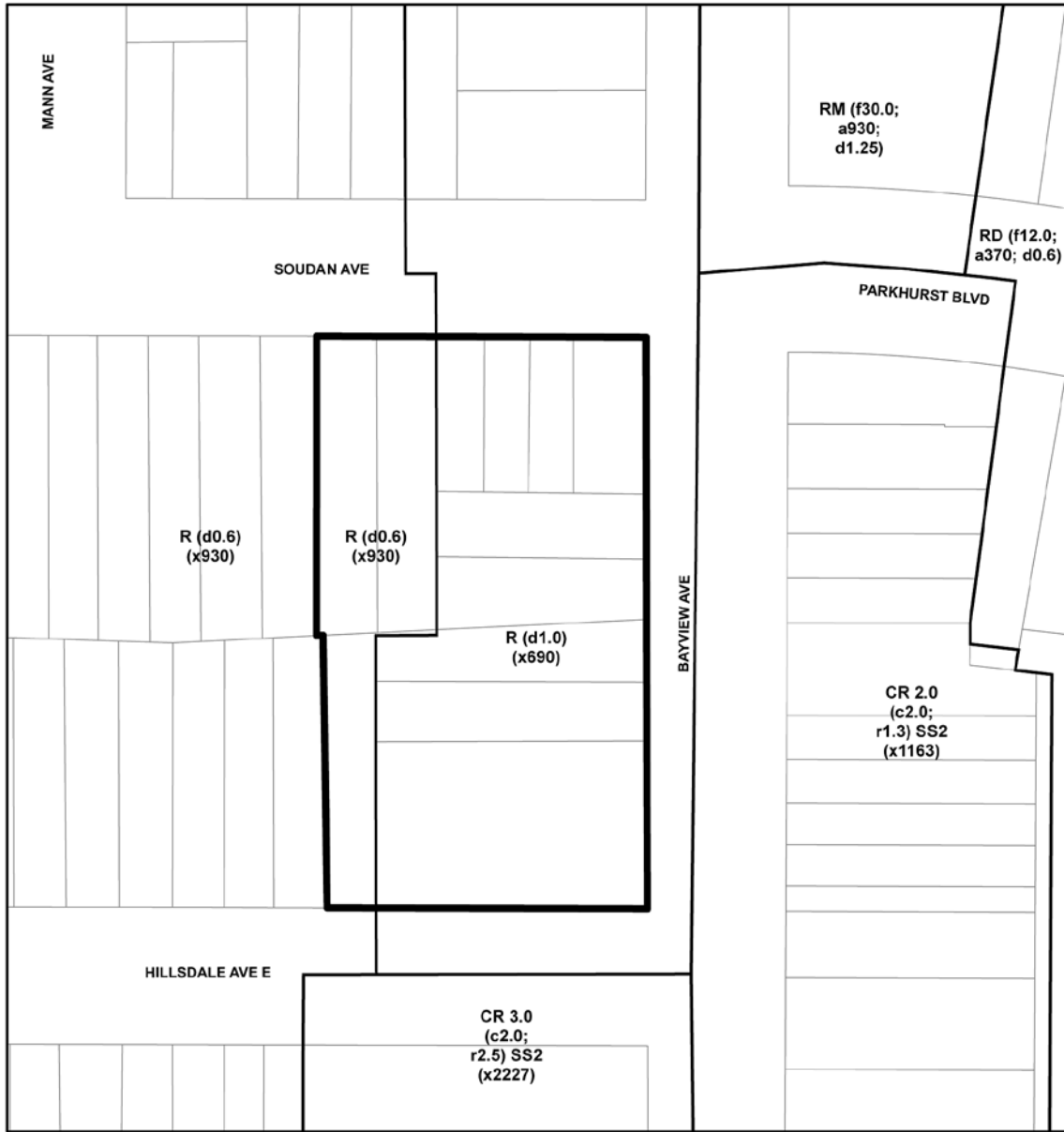
Applicant's Submitted Drawing

Not to Scale  
01/29/2015

**701-713 Soudan Avenue, 1674-1684 Bayview Avenue  
and 720 Hillsdale Avenue East**

File # 14 267151 STE 22 0Z

### Attachment 4: Zoning



701-713 Soudan Avenue, 1674-1684 Bayview Avenue  
and 720 Hillsdale Avenue East

Zoning By-law 569-2013

File # 14 267151 STE 22 OZ

Location of Application

<b>R</b> Residential	<b>RM</b> Residential Multiple
<b>RD</b> Residential Detached	<b>CR</b> Commercial Residential

Not to Scale  
Extracted: 01/29/2015

## Attachment 5: Application Datasheet

Application Type: Official Plan Amendment & Rezoning      Application Number: 14 267151 STE 22 OZ  
 Details: OPA & Rezoning, Standard      Application Date: December 23, 2014  
 Municipal Address: 701-713 SOUDAN AVENUE, 1674-1684 BAYVIEW AVENUE & 720 HILLSDALE AVENUE  
 Location Description: PLAN 1028 PT LOTS 30 & 31 \*\*GRID S2205  
 Project Description: Proposal for official plan amendment and rezoning related to a proposed 9 storey mixed use building with a commercial ground floor and residential above (a total of 174 units) with 3 levels of underground parking

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields, Inc. 300 Church St., Ste 300 Toronto, ON M5E 1M2	Sherman Brown 5075 Yonge St., Ste. 900 Toronto, ON M2N 6C6	Kohn Partnership Architects Inc. 116 Spadina Avenue, Ste. 501 Toronto, ON M5V 2K6	2400048 Ontario Inc. 38 Berwick Avenue Toronto, ON M5P 1H1

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	569-2013; Yonge Eglinton Secondary Plan
Zoning:	R (d1.0) (x690)	Historical Status:	N
Height Limit (m):	9	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3949	Height:	Storeys:	9	
Frontage (m):	89.56		Metres:	32.05	
Depth (m):	46.77				
Total Ground Floor Area (sq. m):	2,248				<b>Total</b>
Total Residential GFA (sq. m):	13,686		Parking Spaces:	245	
Total Non-Residential GFA (sq. m):	2,026		Loading Docks	2	
Total GFA (sq. m):	15,712				
Lot Coverage Ratio (%):	57				
Floor Space Index:	4				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	13,686	0
Bachelor:	23 (13%)	Retail GFA (sq. m):	2,026	0
1 Bedroom:	71 (41%)	Office GFA (sq. m):	0	0
2 Bedroom:	78 (45%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2 (1%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	174			

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