

117-127 Broadway Avenue - Zoning Amendment and Rental Demolition Control Applications - Preliminary Report

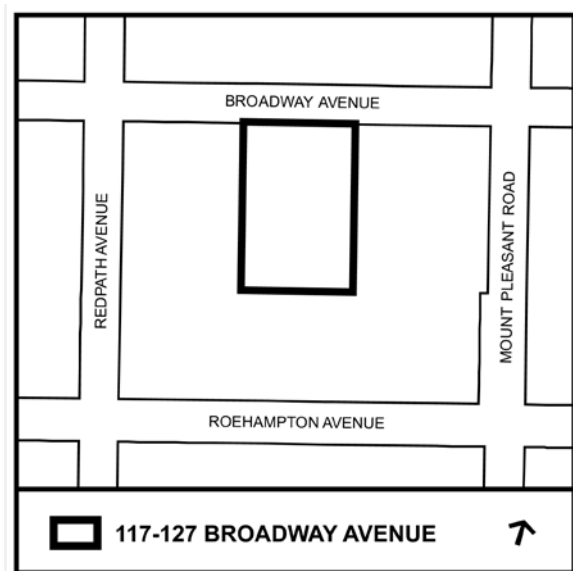
Date:	December 8, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	15 228738 STE 22 OZ, 15 233435 STE 22 RH

SUMMARY

This application proposes two 34- and 35-storey residential towers with a 5- and 7-storey podium base linked by a 16-storey base building at 117-127 Broadway Avenue. The proposed development is comprised of 1,036 dwelling units, including 131 replacement rental units. 376 parking spaces are proposed in a 3-level underground garage. In addition, an application has been filed under Section 111 of the City of Toronto Act for the demolition of 131 rental units existing on site. Despite the large site area, as currently contemplated, the proposal represents overdevelopment.

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.

Next steps include a community consultation meeting which has yet to be scheduled. A final report is targeted for the third quarter of 2016, provided that the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 117-127 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

There are no previous planning decisions for the subject property.

Pre-Application Consultation

At pre-application consultation meetings on May 2 and June 22, 2015, Staff raised concerns with the overall height, floor plate size, setbacks and step backs of the proposed towers, as well as the massing of the base building linking the towers, including its projection into the Broadway Avenue right-of-way at the time. Staff acknowledged that the site is large enough to accommodate two towers, but the proposal would need to be revised to address Staff concerns and to adhere to the Tall Building Guidelines. Staff advised that the application should comply fully with the Midtown in Focus Public Realm Plan and raised issues relating to tenant assistance and relocation. Staff provided a complete application checklist via email.

ISSUE BACKGROUND

Proposal

This application proposes two 34- and 35-storey residential towers with a 5- and 7-storey podium base linked by a 16-storey base building. The proposed development is comprised of 1,036 dwelling units, including 131 replacement rental units. 376 parking spaces are proposed in a 3-level underground garage on the site. Refer to the chart below and Attachments 1-5 and 9 of this report for further information.

Category		First Submission September 26, 2015
Site Area		5,637 square metres
Proposed Tower Setbacks		
North Tower		
	Broadway Avenue	8 metres
	East Property Line	14 metres
	West Property Line	22 metres
South Tower		
	South Property Line	7.5 metres
	East Property Line	4.7 metres
	West Property Line	12.5 metres
Proposed Base Setback on Ground Floor		
	Broadway Avenue	4.5 metres (7.5 metres including patio for townhouse units)
Tower Floorplate		
	North Tower	831 square metres (approximately)
	South Tower	816 square metres (approximately)
Gross Floor Area		
	Total Residential	65,132 square metres
	Non-Residential	0 square metres
	Total	65,132 square metres
Floor Space Index		11.55 (per By-law 569-2013)
Number of Units		
	Studio	207 (23%) – 34 existing to be replaced
	1 Bedroom	353 (44%) – 97 existing to be replaced
	2 Bedroom	214 (21%)
	3 Bedroom	131 (13%)
	Total	1,036 (905 new & 131 existing to be replaced)
Ground Floor Height		6.4 metres
Sidewalk width Broadway Avenue (1.5 m existing)		3.0 metres (partially on private property)
Proposed Vehicular Parking (residential:visitor:non-residential)		(380:0:0) (includes 4 carshare spaces)
Proposed Bicycle Parking (residential:visitor: retail/office)		(932:104:0) (1,036 total)
Loading Spaces		
	Description	1 Type G Space and 1 Type B Space
Amenity Space		
	Interior Residential	2,072square metres (2,072 required)
	Exterior Residential	2,072square metres (2,072 required)
	Total	4,144 square metres (4,144 required)
Building Height		
	North Tower	112.00 metres (including mechanical)
	South Tower	114.95 metres (including mechanical)

Site and Surrounding Area

The site is located on the south side of Broadway Avenue between Redpath Avenue and Mount Pleasant Road in the Yonge-Eglinton Centre. It is comprised of two properties (117 and 127 Broadway Avenue) and is generally rectangular in shape with a site area of 5,637 square metres. The site currently contains two 4-storey, apartment buildings with 131 rental units of affordable and mid-range rents.

North: Broadway Avenue and 4-storey apartment buildings located at 110, 120, and 124 Broadway Avenue as well as a detached dwelling at 114 Broadway Avenue. The property at 100 Broadway Avenue is the subject of a recently submitted application by the same owner for a 34-storey apartment building.

East: A four-storey apartment building located at 133 Broadway Avenue and a 19-storey apartment building located at 890 Mount Pleasant Road.

South: A 13-storey apartment building located at 200 Roehampton Avenue and an 11-storey apartment building located at 250 Roehampton Avenue.

West: A private landscaped area that is not currently maintained and outdoor amenity space for the apartment building located at 200 Roehampton Avenue. At the southeast corner of Broadway Avenue and Redpath Avenue, the Ontario Municipal Board has approved two 34-storey condominium towers with a 7-storey base building on the consolidated properties at 95 & 99 Broadway and 197 Redpath Avenue. An application for a 34-storey residential condominium tower has also been submitted at 85 Broadway Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The Growth Plan encourages intensification and envisions increased density in the Urban Growth Centres.

The Yonge Eglinton Centre is a designated Urban Growth Centre in the Growth Plan. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development. A link to the Official Plan can be found here: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Chapter 2 – Shaping the City

Section 2.2.2 Centres: Vital Mixed Use Communities

The proposed development is located in the *Yonge-Eglinton Centre* which is centrally located in midtown Toronto. The *Centre* is at the crossroads of the Yonge subway line and the Eglinton Crosstown Light Rail Transit line now under construction.

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

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

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

Chapter 3 – Built Form

Section 3.1.2 Built Form

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

buildings limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

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

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct two Tall Buildings. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to specific built form characteristics, the policy states that proposals for Tall Buildings should clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Section 3.2.1 Housing

The Official Plan policies address the need to preserve and increase the City's supply of rental and affordable housing. The site of the proposed development contains 131 residential rental units. Policies in Section 3.2.1 of the Official Plan provide that new development that would have the effect of removing six or more rental units should not be approved unless the same number, size and type of rental housing units are replaced and maintained with rents similar to those already in effect. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

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

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

Yonge-Eglinton Secondary Plan

The site is located in the Yonge-Eglinton Secondary Plan Area. A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires that a full range of housing options (form, tenure) be provided in the Yonge-Eglinton Area that is suitable for family and other households in that manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Official Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a smaller concentration at the Yonge/Davisville subway station (see Attachment 8).

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 abut a *Neighbourhood*.

The Yonge-Eglinton Secondary Plan states that the highest densities will be located in *Mixed Use Area* 'A', with developments of a lesser scale located in *Mixed Use Areas* 'B', 'C' and 'D'. Higher density development is permitted in *Apartment Neighbourhoods* with nearby subway station access. Reduced parking requirements are permitted in the Yonge-Eglinton Secondary Plan Area where it can be demonstrated that projected travel

can be accommodated by means other than the automobile. Bicycle linkages, facilities and new pedestrian connections will also be encouraged.

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

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

Tall Building Design Guidelines

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

The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Midtown in Focus- OPA 289

On August 25, 2014, City Council adopted the report from the Chief Planner and Executive Director, City Planning on Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area.

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Midtown in Focus Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The urban design framework of Midtown in Focus is supported by the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that implement, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. The proposed Secondary Plan amendments are currently under appeal at the Ontario Municipal Board.

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

The adopted Secondary Plan amendments outline a comprehensive public realm strategy and a system of improvements that will be implemented as part of any new development in the Yonge Eglinton Secondary Plan Area. Section 2.16 requires that improvements be made to both the private and public realm as part of any new development including: enhancements to streetscapes and the provision of wider sidewalks and the establishment of multi-purpose promenades.

Another objective of the 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 development in the Midtown Character Area will advance the implementation of the five place-making moves (see Attachment 6), which includes the Park Street Loop and Redpath Revisited.

Furthermore, development applications will demonstrate that they: respect, reinforce and extend the landscaped open space setbacks of buildings from streets that are prevalent in the Midtown Character Area and contribute to the open space system, provide sufficient space within the public street rights-of-way for pedestrian and cycling infrastructure and encourage community activities in the public realm through programming, activation and the provision of safe, accessible and inviting spaces.

The site is situated along the Park Street Loop, one of the five place-making moves in the Yonge-Eglinton Secondary Plan. The Park Street Loop is a trail that is intended to be designed as a publicly-accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping. Buildings are required to be set back 7.5 metres from the property line at the street. Any underground structures will be designed to allow for permanent high-branching trees.

The subject application was submitted after the City Council adoption of the Midtown in Focus Public Realm Plan and the amendments to the Secondary Plan (OPA 289).

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:

1. 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.

2. 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.

3. 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 Proposals 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.

Zoning

The application is zoned R2 Z2.0 in Zoning by-law 438-86, as amended. There is a permitted height of 38.0 metres. The R2 zoning permits a variety of residential uses. The site is also zoned R (d2.0) (x912) in Zoning By-law 569-2013, as amended. The permissions are largely the same in 569-2013 as in 438-86.

Site Plan Control

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

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.

Reasons for the Application

A zoning by-law amendment is required because the proposed development, among other things, exceeds the height and density permissions in the in-force zoning by-law.

An application under Chapter 667 of the Municipal Code, pursuant to s.111 of the City of Toronto Act is required for the proposed redevelopment of a rental property containing more than 6 residential rental dwelling units.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Toronto Green Standard Checklist;
- Architectural Drawings;
- Storm Water Management Report;
- Site Servicing Report;
- Grading Plan;
- Transportation Impact Statement;
- Planning Rationale Report;
- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Community Services and Facilities;
- Arborist Report; and
- Housing Issues Report and an application for Rental Housing Demolition.

A notification of complete application was issued on October 30, 2015.

Issues to be Resolved

The site is large enough to accommodate a two-tower development oriented in a north-south configuration. As currently contemplated, however, the proposal is simply overdevelopment and an attempt to maximize rather than optimize the deployment of density. A number of major issues remain unresolved, however, and City Planning is seeking comprehensive revisions to the proposal. City Planning Staff have concerns which include, but are not limited to:

- Overall compliance with the Consolidated Tall Building Design Guidelines.
- Overall Scale of the Development: City Planning Staff believe that the proposed 16-storey link building is too large and should be more in keeping with the height of a typical base building. The proposed setbacks and step backs of the towers should be increased and the tower floor plates should be decreased. City Planning Staff is also reviewing the overall height of the towers, how they respond to their context and provide transition to the edges of the Urban Growth Centre.
- Provision of parkland or other open space within or adjacent to the development proposal.
- Possible provision of community infrastructure within the proposal in order to address the ongoing shortfall within the Yonge-Eglinton Centre.
- Concentration of Residential Rental Units: Although City Planning supports increased rental housing within the Yonge-Eglinton Secondary Plan, 905 additional rental units on a single site requires further analysis and justification.
- Implementation of the Midtown in Focus Public Realm Plan and OPA 289 (amendment to Yonge-Eglinton Secondary Plan). City Planning Staff are assessing how the proposed development supports the implementation of the Park Loop along Broadway Avenue with landscaped setbacks of buildings from the street, and contributes to the public and private open space system with safe, accessible and inviting spaces.
- Impacts on Tenants: The provision of adequate replacement of rental housing and an appropriate Tenant Assistance and Relocation Plan for tenants currently living in the two existing rental buildings.
- Servicing: The amount of parking provided, functional servicing, hydro-geological and other issues need to be addressed.
- On-site parkland dedication and site organization.

City Planning Staff will also review the application for appropriate Section 37 benefits in the event that Staff is able to support a revised project. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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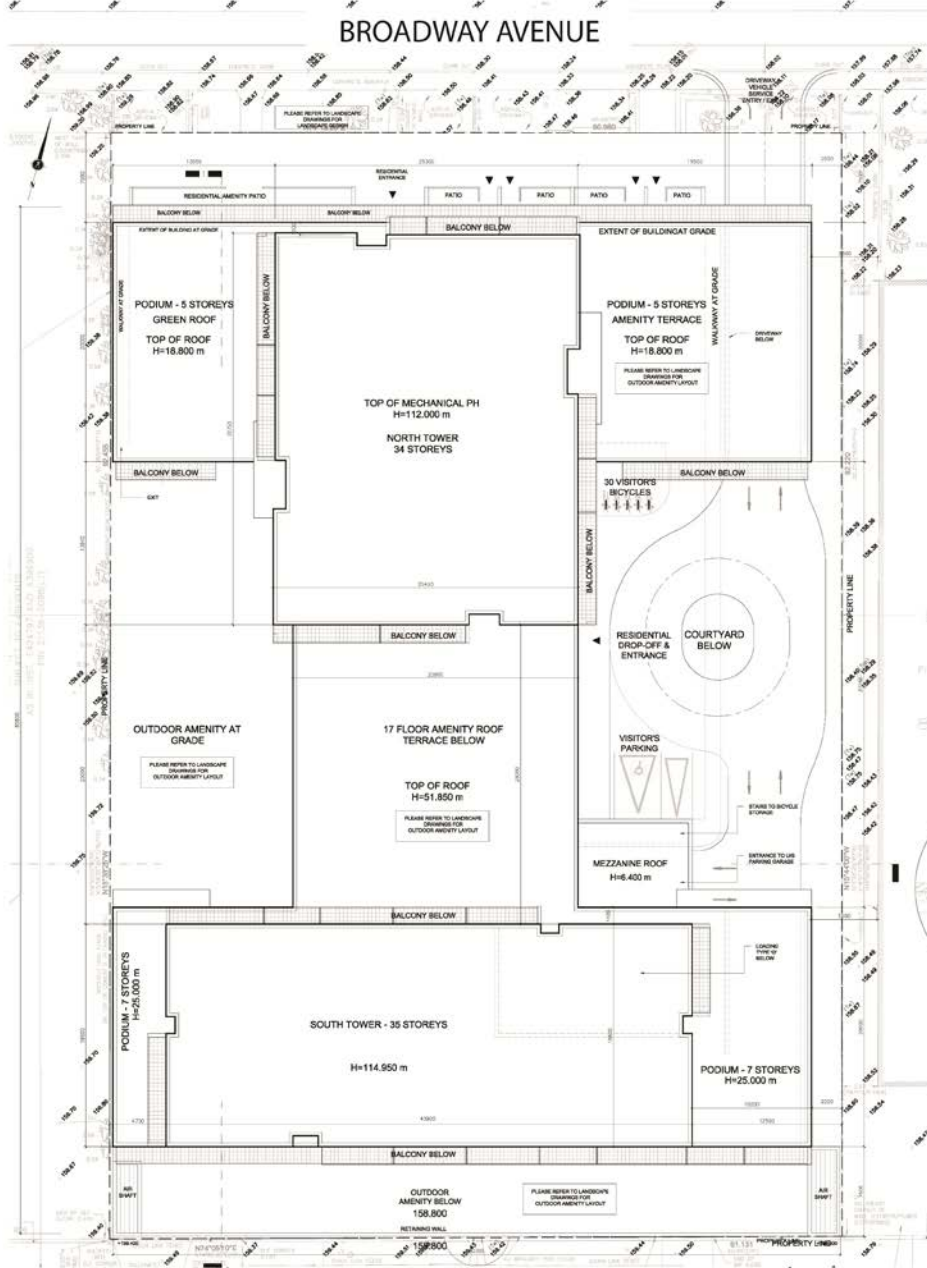
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet


Attachment 1: Site Plan



Site Plan

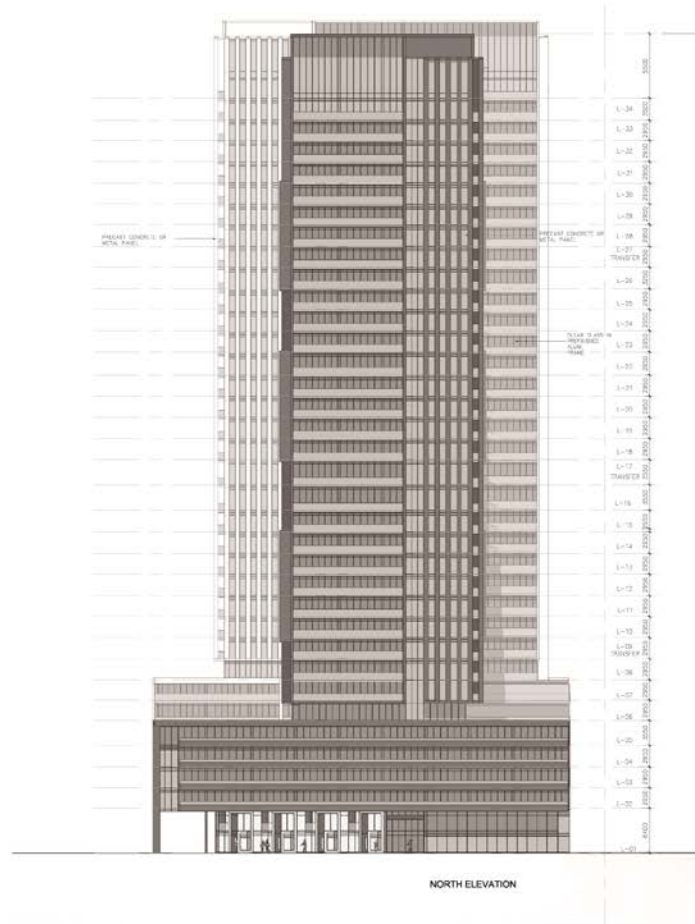
117-127 Broadway Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 15 228738 STE 22 0Z

Attachment 2: North Elevation



North Elevation

Elevations

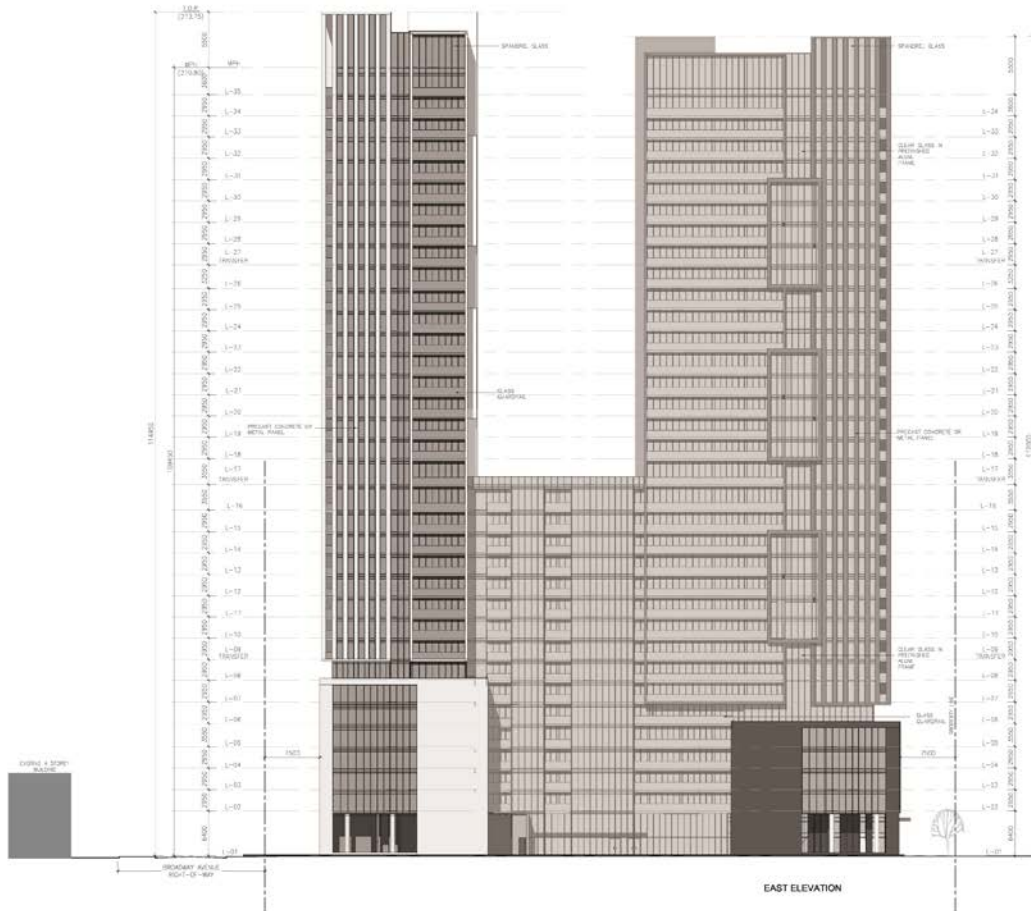
Applicant's Submitted Drawing

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12/08/2015

117-127 Broadway Avenue

File # 15 228738 STE 22 0Z

Attachment 3: East Elevation



East Elevation

Elevations

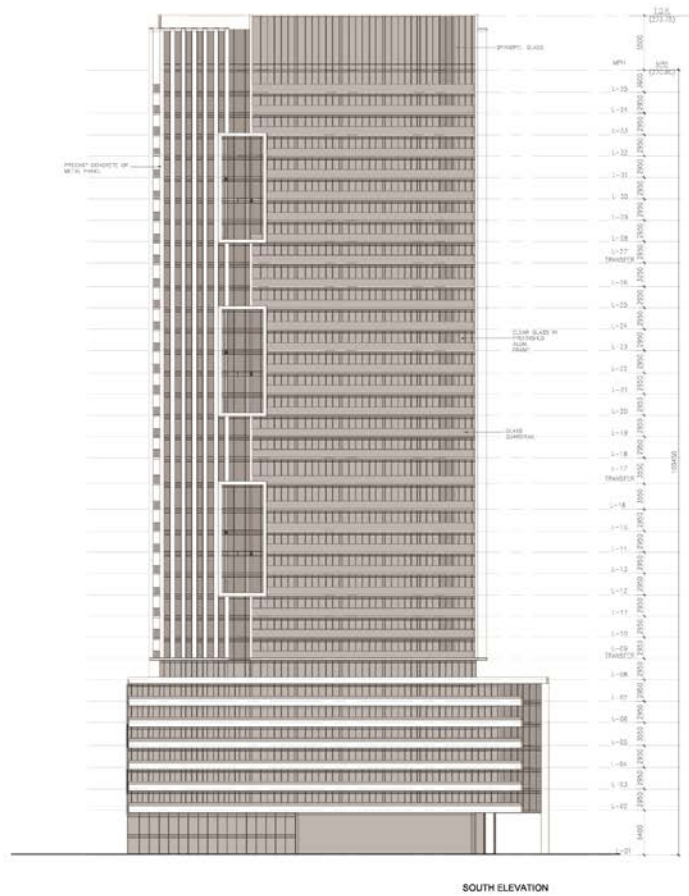
Applicant's Submitted Drawing

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12/08/2015

117-127 Broadway Avenue

File # 15 228738 STE 22 0Z

Attachment 4: South Elevation



South Elevation

Elevations

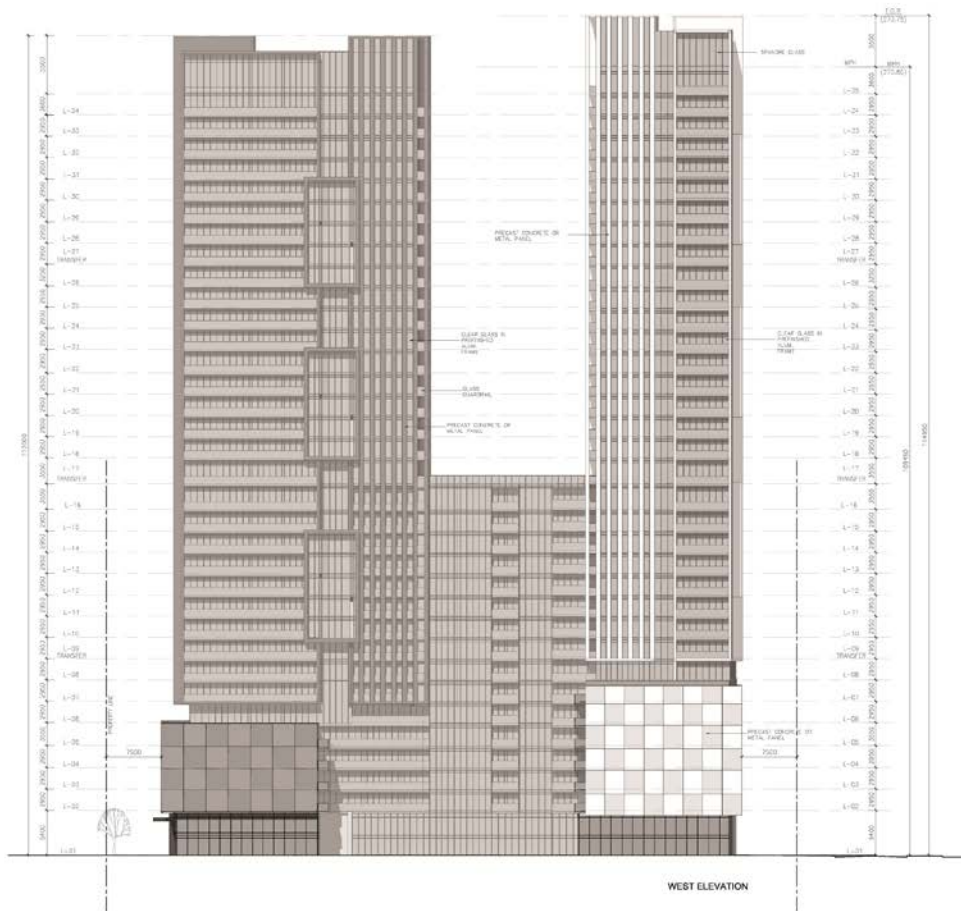
Applicant's Submitted Drawing

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117-127 Broadway Avenue

File # 15 228738 STE 22 0Z

Attachment 5: West Elevation



West Elevation

Elevations

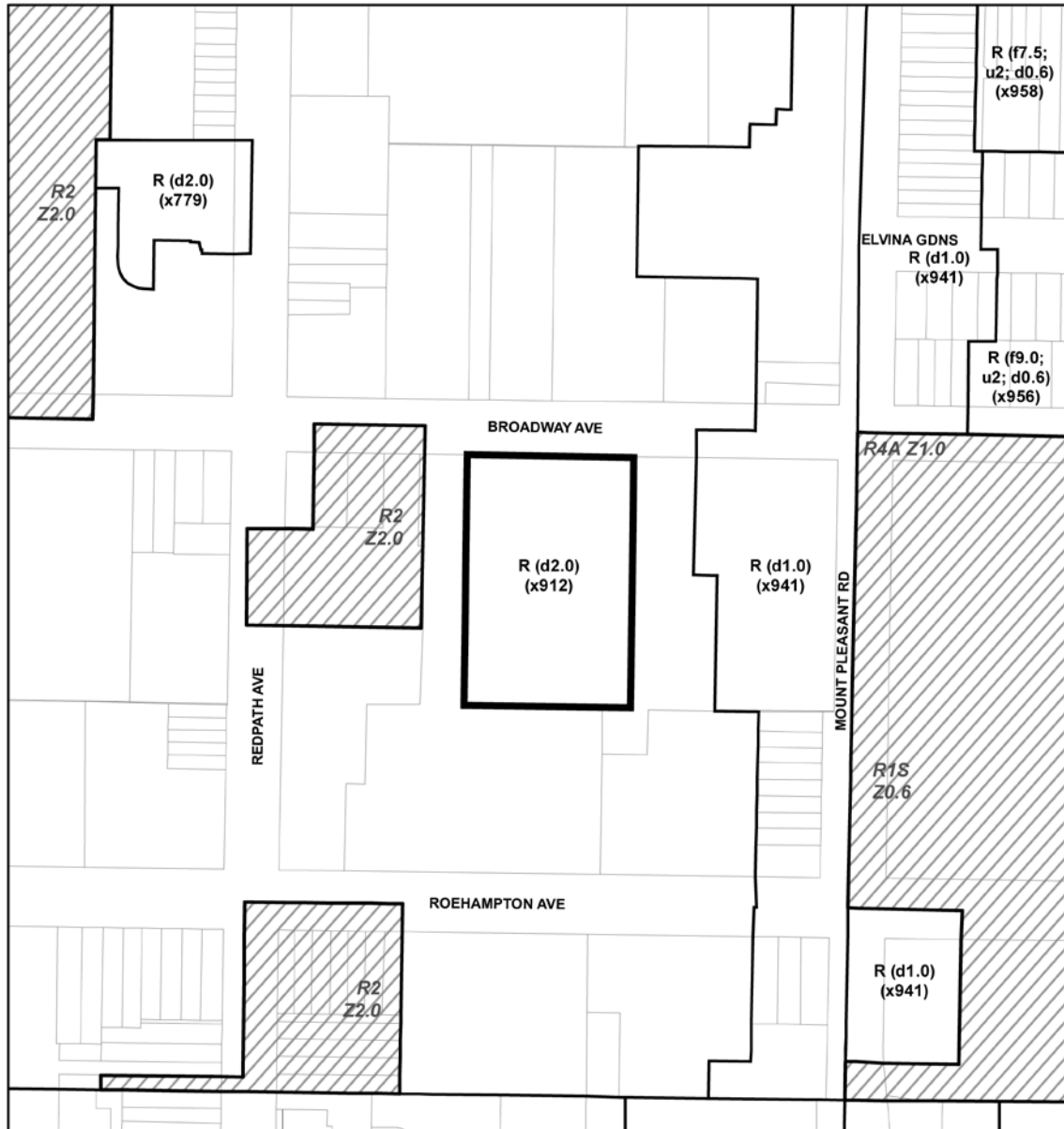
Applicant's Submitted Drawing

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117-127 Broadway Avenue

File # 15 228738 STE 22 0Z

Attachment 6: Zoning



117-127 Broadway Avenue

Zoning By-law 569-2013

File # 15 228738 STE 22 0Z



Location of Application



See Former City of Toronto Bylaw No. 438-86

R

Residential

CR

Commercial Residential

R2

Residential District

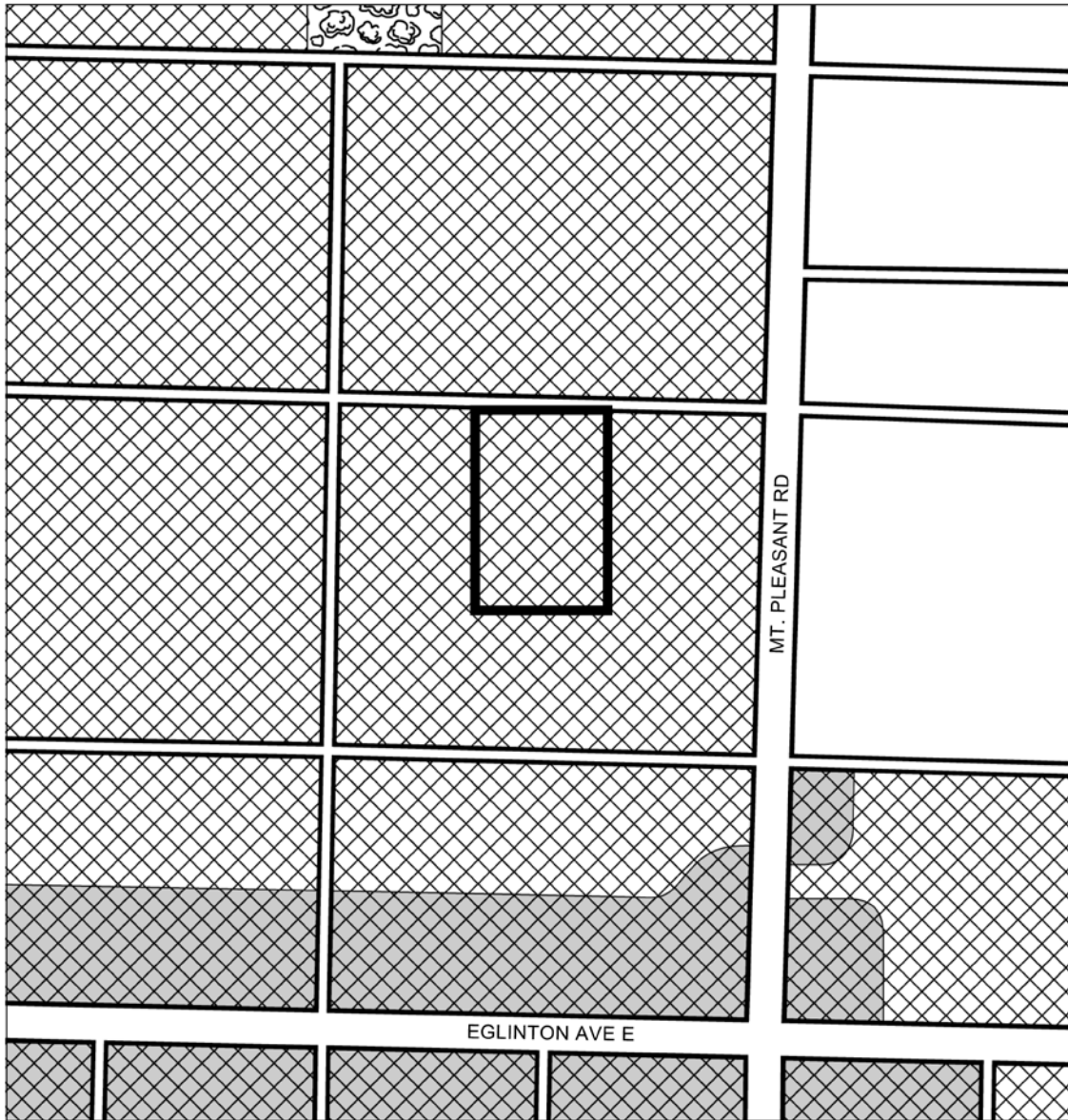
R4A

Residential District



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Attachment 7: Official Plan



TORONTO City Planning
Extract from Official Plan

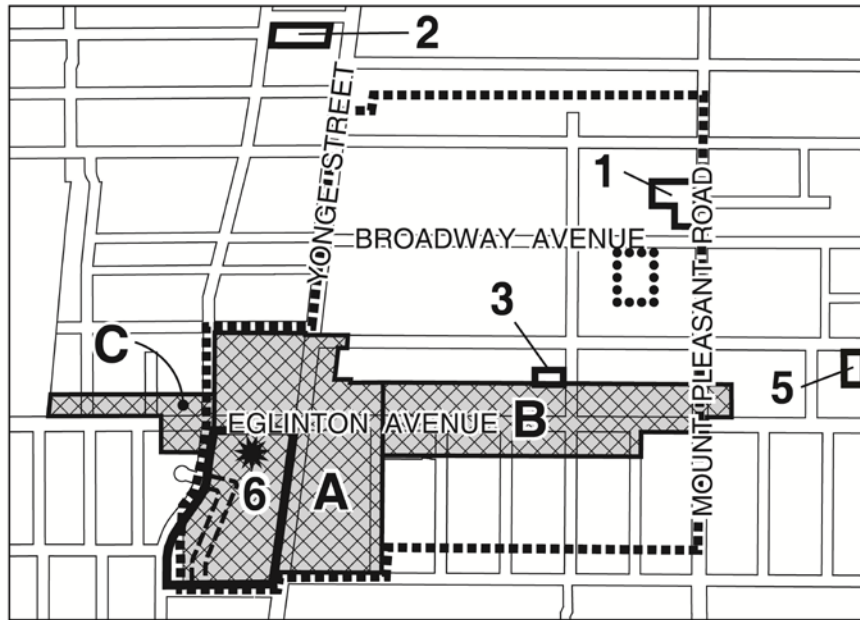
117-127 Broadway Avenue

File # 15 228738 STE 22 0Z

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


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Attachment 8: Yonge-Eglinton Secondary Plan



Not to Scale 



Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Mixed Use Areas
-  Site and Area Specific Policies
-  Proposed Road
-  117-127 Broadway Avenue

December 2010

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	15 228738 STE 22 OZ
Details	Rezoning, Standard	Application Date:	September 25, 2015
Municipal Address:	117 BROADWAY AVE		
Location Description:	PLAN 806 LOT 35 **GRID S2201		
Project Description:	Two 34- and 35-storey residential towers with a 5- and 7-storey podium base linked by a 16-storey base building, with a total of 1,036 dwelling units, including 131 replacement rental units, proposed gross floor area of 65,132 square metres, and density of approx. 12 FSI.		

Applicant:	Agent:	Architect:	Owner:
WND Associates 90 Eglinton Avenue East Toronto, ON M4P 1A6	WND Associates 90 Eglinton Avenue East Toronto, ON M4P 1A6	Page + Steele 95 St. Clair Ave. W, Ste. 200 Toronto, ON M4V 1N6	117 Broadview Holdings Ltd. 55 Isabella Street, Ste. 105 Toronto, ON M4Y 1M8

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	5637	Height:	Storeys:	35
Frontage (m):	61		Metres:	115
Depth (m):	92			
Total Ground Floor Area (sq. m):	2926			Total
Total Residential GFA (sq. m):	65132		Parking Spaces:	380
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	65132			
Lot Coverage Ratio (%):	53			
Floor Space Index:	12			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	241
1 Bedroom:	450
2 Bedroom:	214
3 + Bedroom:	131
Total Units:	1036

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	65132	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

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