



STAFF REPORT ACTION REQUIRED

18 Brownlow Avenue, 174-200 Soudan Avenue and 71-73 Redpath Avenue - Zoning Amendment Application - Preliminary Report

Date:	January 26, 2016
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 247245 STE 22 OZ

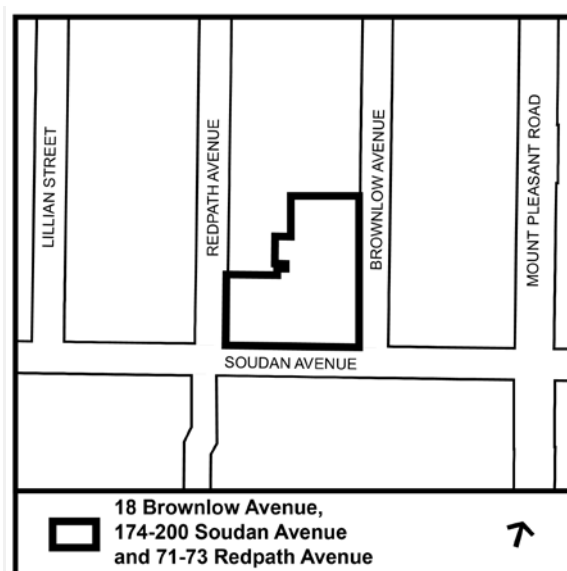
SUMMARY

This application proposes two residential towers of 25 and 20 storeys linked by a 4-storey base building at 71-73 Redpath Avenue, 174-200 Soudan Avenue and 18 Brownlow Avenue. The proposed development is comprised of 463 new rental dwelling units. 269 new residential parking spaces will be added to the existing 3-level underground garage.

Toronto Building has identified the need for a Section 111 rental demolition control application as existing buildings on the site along Soudan Avenue contain rental units. A rental demolition application has not been filed.

The current proposal represents significant overdevelopment of the site and is not supportable.

This report provides preliminary information on the application, seeks Community Council's directions on further processing of the application and on the community consultation process, and seeks City Council's direction on the requirement for on-site parkland dedication.



Next steps include a community consultation meeting which has yet to be scheduled. A final report is targeted for the fourth 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 18 Brownlow Avenue, 174-200 Soudan Avenue and 71-73 Redpath Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act
4. On-site parkland dedication pursuant to Section 42 of the *Planning Act* be required by City Council to be conveyed to the City in the event that the proposal, in some form, is approved.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On February 20, 2007 the Ontario Municipal Board approved a settlement that allowed an amendment to Zoning By-law 438-86 permitting the construction of a 21 and 4-storey development at 18 Brownlow Avenue. The lands were subsequently severed as part of the plan of condominium application. The Staff report outlining the original rationale for refusal can be found here:

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060913/it021.pdf>

Pre-Application Consultation

On March 25, 2015 a pre-application meeting was held with the applicant to discuss the proposal. Staff expressed strong concerns with the overall proposed height and massing of the project. Staff indicated that the building height should transition down from the Staff-supported height of 14-storeys at 11 Lillian and that a mid-rise form rather than a two-tower form would fit better with the surrounding built context and the shallow nature of the development parcel.

Staff informed the applicant that on-site parkland dedication would be sought, and that the proposal should comply with the Midtown in Focus public realm plan and any applicable City guidelines. Staff expressed support for the proposed rental tenure of the

project as it would provide more rental units and improve shared amenities. The applicant agreed to secure the rental tenure as part of any approval.

ISSUE BACKGROUND

Proposal

The application proposes two residential towers with rental tenure. The west tower is 25 storeys and the east tower is 20 storeys. They are linked by a 4-storey base building included in the total height. The towers terrace back to the north starting from the 14th storey. An existing 19-storey residential tower on the site is to be retained. Details of the proposed development are provided in the table below and in the application data sheet in Attachment 11.

Category		First Submission November 4, 2015
Site Area		7,307.3 square metres
Proposed Tower Setbacks	West Tower	
	Redpath Avenue	7 metres
	Soudan Avenue	9 metres
	North Property Line	3 metres
	East Tower	
	Brownlow Avenue	8 metres
	Soudan Avenue	9 metres
	18 Brownlow Building Face	13 metres
Proposed Base Setback on Ground Floor		
		Soudan Avenue 9 metres
		Redpath Avenue 7 metres
		Brownlow Avenue 8 metres
Tower Floorplate	West Tower	1034 square metres (5 th floor) to 485 square metres (25 th floor) (approximately)
	East Tower	869 square metres (5 th floor) to 479 square metres (25 th floor) (approximately)
Gross Floor Area	Total Residential	48,556 square metres
	Non-Residential	0 square metres
	Total	48,556 square metres
Floor Space Index		6.64

Category	First Submission November 4, 2015
Number of Units	
Studio	48 (11%)
1 Bedroom	252 (54%)
2 Bedroom	152 (33%)
3 Bedroom	11 (2%)
Total	463
Ground Floor Height	3.3 metres
Sidewalk width Soudan Avenue (4 m existing)	4 metres
Sidewalk width Redpath Avenue (4 metres existing)	4 metres
Sidewalk width Brownlow Avenue (2.5 metres existing)	2.5 metres
Proposed Vehicular Parking (residential:visitor:non-residential)	(269:33:0) (includes 3 carshare spaces)
Proposed Bicycle Parking (residential:visitor:retail/office)	(417:46:0) (463 total)
Loading Spaces	
Description	1 Type G Space
Amenity Space	
Interior Residential	648 square metres (926 required)
Exterior Residential	945 square metres (926 required)
Total	1,593 square metres (1,852 required)
Building Height	
West Tower	82 metres (excluding mechanical)
East Tower	65.7 metres (excluding mechanical)

Site and Surrounding Area

The site is located on the north side of Soudan Avenue between Redpath Avenue and Brownlow Avenue. It is irregularly shaped and has an approximate area of 7,307 square metres. The site contains 16 semi-detached dwelling units along Soudan Avenue and Redpath Avenue and a 19-storey apartment building at 18 Brownlow Avenue.

North: 71 and 73 Redpath Avenue containing 3-storey townhouse units and a 21-storey condominium tower. Further north is a 14-storey apartment building and 3.5 storey office building. Continuing north is Eglinton Avenue which contains a number of office uses as well as residential condominium towers.

East: A 15-storey apartment building at 55 Brownlow Avenue. The Soudan frontage is largely comprised of two-storey single detached and semi-detached dwelling units.

South: Single-detached and semi-detached dwelling units.

West: 4-storey townhouse units, 3-storey and 4-storey apartment buildings. Further west is 11 Lillian Street where City Council recently directed the City Solicitor to appear at the Ontario Municipal Board in support of a proposed 19-storey residential building. Continuing west is an application for two residential towers (28 and 26-storeys) at 45 Dunfield Avenue, and an application for two residential towers (22 and 32-storeys) attached to the existing 14-storey rental buildings at 33 Holly Street. Further west, on the east side of Yonge Street are several residential towers ranging from 22-storeys to a proposed 68-storey tower at Eglinton 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. 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 PPS further states in section 1.1.1 b) that municipalities shall create sustainable communities by: "accommodating and appropriate range and mix of residential including second units, affordable housing and housing for older persons)".

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

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*.

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 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.

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 185 residential rental units at 18 Brownlow Avenue and an unknown number of potential rental units at 174-200 Soudan Avenue and 71-73 Redpath Avenue. 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.

On December 10, 2015 City Council adopted OPA 320 as part of the ongoing review of the Official Plan Five Year Review. This amendment addresses changes to the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* sections of the Plan. Council's decision and the staff report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.5>

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 sky view) 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 updated city-wide Tall Building Design Guidelines and directed City Planning Staff to use them 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 Tall Building 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 (OPA 289) to the Yonge Eglinton Secondary Plan 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 Council-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 9) which includes Redpath Revisited and the Midtown Greenways.

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 three Midtown Greenways (Soudan Avenue, Brownlow Avenue and Redpath Avenue) as well as Redpath Revisited, two of the five place-making moves in the Yonge-Eglinton Secondary Plan. The Greenways are intended to provide improved pedestrian amenity in the area as well as maintain the landscaped setback character of the Yonge-Eglinton area. Buildings are required to be set back 5 metres from the property line at the street.

Redpath Revisited acknowledges the importance of Redpath Avenue and the role it plays linking Redpath Park and the Church of the Transfiguration. Both Redpath Park and the Church of the Transfiguration are intended to be expanded and become important public parks and green spaces. Through the implementation of the Midtown in Focus Public Realm Plan, Redpath Avenue will become a shared street between Eglinton Avenue and Roehampton Avenue and the rest will be landscaped in a way that contributes to its function as a green link between Redpath Park and the Church of the Transfiguration.

In addition, the entire frontage of Soudan Avenue has been identified as the Soudan Avenue Priority Park Area in OPA 289 building on the existing Dunfield Park. Parkland priority improvements have been identified for the Yonge-Eglinton area that include expanding and enhancing the function, visibility and accessibility of existing parks, creating new parks, including those identified on Map 21-4, and locating parks on corners and prominent sites. (see Attachments 9 and 10).

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

City Planning Staff are 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 Z0.6 in Zoning by-law 438-86, as amended. There is a permitted height of 38.0 metres on the property for 18 Brownlow and 14 metres for the remaining house form building along Soudan Avenue and Redpath Avenue. The R2 zoning permits a variety of residential uses.

The site is also zoned R (d0.6) (x914) in Zoning By-law 569-2013, as amended. The permissions are largely the same in 569-2013 as in 438-86.

In addition to these by-laws, site specific by-law 1280-2007 applies to the northern portion of the site. This by-law permits the condominium apartment building at 83 Redpath Avenue, and secures the rental tenure of 18 Brownlow Avenue with a site specific parking ratio of 0.6 spaces per dwelling unit.

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 Zoning Amendment 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 matters, 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 6 or more rental dwelling units. Toronto Buildings has identified the properties at 174-200 Soudan Avenue and 71-73 Redpath Avenue as potentially containing rental units, therefore an application under s. 111 is required. The application has not been submitted.

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;
- Arborist Report; and
- Rental Screening Form.

A Notification of Complete Application was issued on December 4, 2015.

Issues to be Resolved

There are significant issues with the proposed development and City Planning Staff do not support the proposed built form. Some of the issues with the proposed development are outlined below.

The proposal does not comply with the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe or relevant policies of the Official Plan.

The proposed heights and densities are not supportable and should be reduced. The site is only partially located within the Urban Growth Centre ("UGC") and none of the proposed new buildings are within the UGC. City Planning Staff expect buildings to transition down from the UGC to adjacent low-rise *Neighbourhoods*. The current proposal transitions upward, both southward from the UGC and eastward along Soudan Avenue from Yonge Street towards Mt. Pleasant Avenue, which is not appropriate. With the requirement of on-site parkland dedication and the shallow lot depths, there does not appear to be enough room for a two-tower development. A more modest mid-rise development would be more contextually appropriate and provide a more appropriate transition from the UGC to adjacent *Neighbourhoods*.

City Staff will also evaluate the proposal for the suitability and provision of: parking, servicing and amenity space. Other built form considerations such as shadow, overlook, privacy and quality of life will also be evaluated.

The proposal does not comply with the Midtown in Focus Public Realm Plan, Official Plan Amendment 289 or the city-wide Tall Building Guidelines.

The proposal does not show on-site parkland dedication and must be revised to include it. City Staff are recommending in this report that City Council provide direction to require on-site parkland dedication so that there is no ambiguity regarding the City's position. The Council decision to take on-site parkland is not appealable to the Ontario Municipal Board.

The subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people, in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

This site has also been identified in the Midtown in Focus Public Realm Plan and OPA 289 as a parkland acquisition priority. The policies specifically speak to enhancing and expanding existing parks and locating them on prominent corners. Parkland acquisition at the corner of Redpath Avenue and Soudan Avenue would expand upon the City's recent efforts to acquire new parkland at 33 Holly Street and 45 Dunfield Avenue and implements the policy of the secondary plan outlined on Map 21-4.

In the event that a satisfactory development proposal is brought forward, City Staff would seek appropriate Section 37 benefits in consultation with the community and the ward Councillor, among other matters.

Other issues may be identified through the review of this proposal and through community consultation.

CONTACT

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SIGNATURE

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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

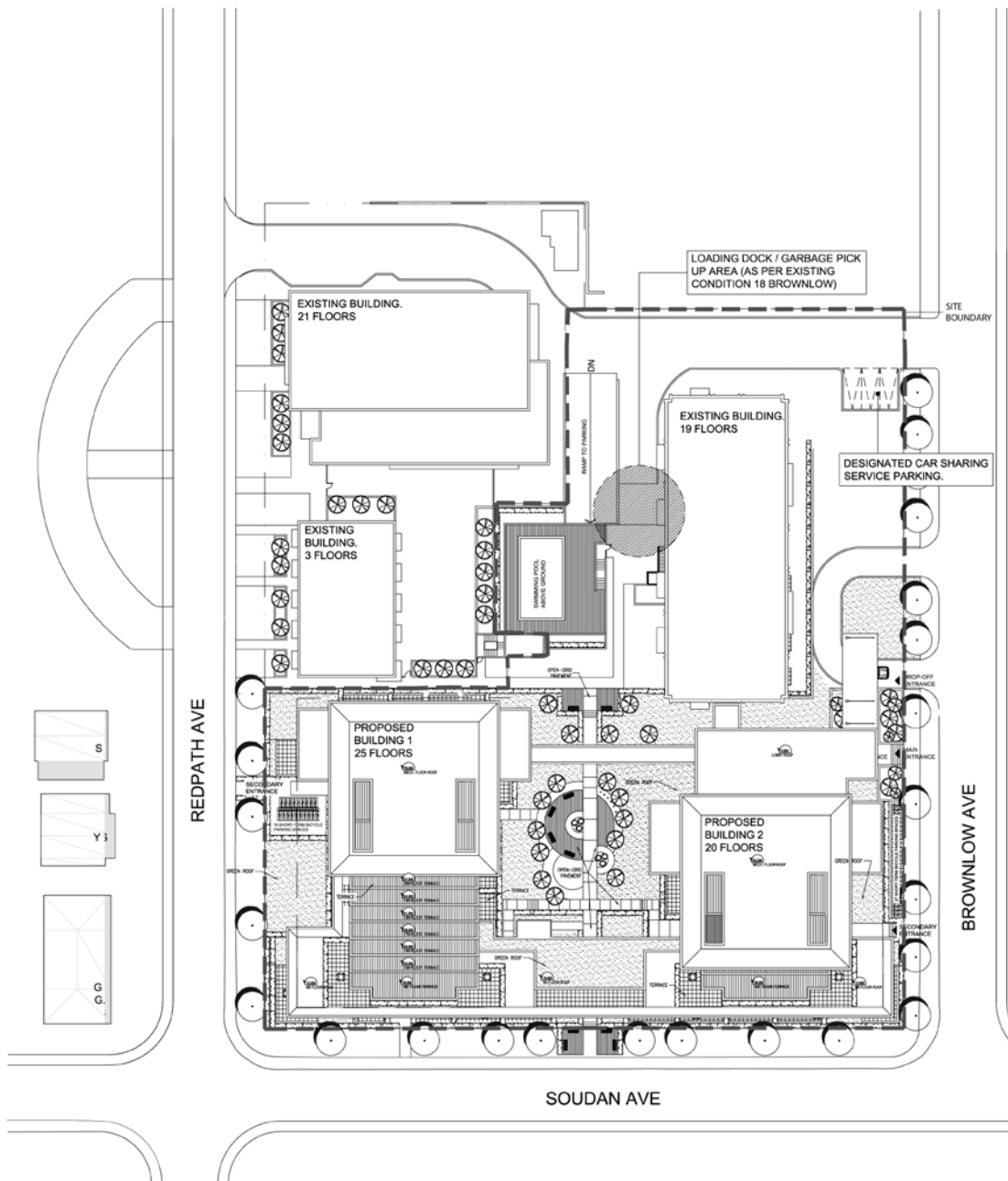
Attachment 4: South Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Five Place Making Moves (Under Appeal)
Attachment 10: Parks and Open Space Network (Under Appeal)
Attachment 11: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

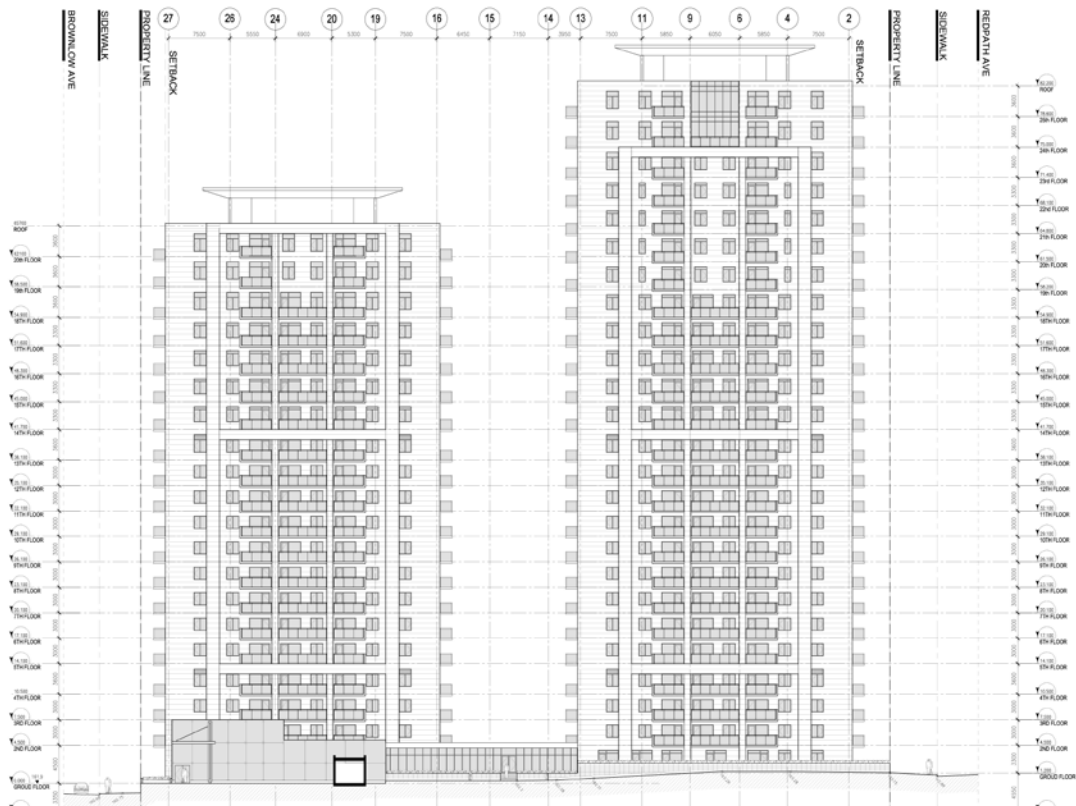
Not to Scale
12/11/2015



18 Brownlow Avenue,
174-200 Soudan Avenue and 71-73 Redpath Avenue

File # 15_247245 STE 22 0Z

Attachment 2: North Elevation



North Elevation

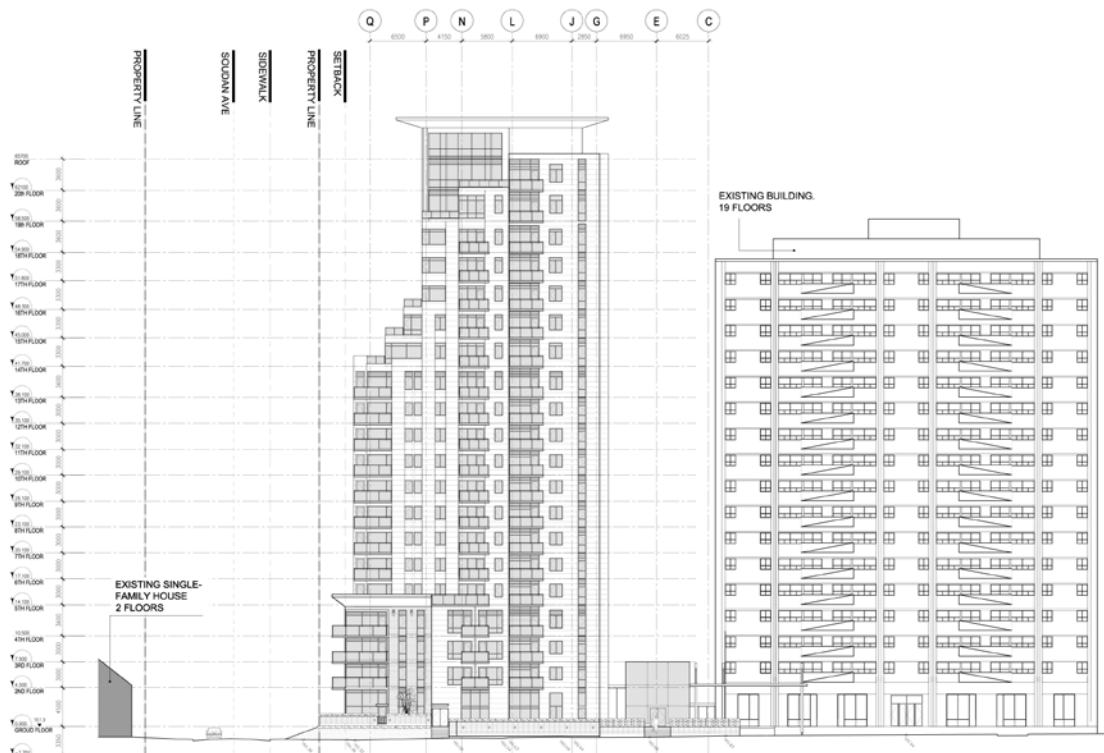
Applicant's Submitted Drawing

Not to Scale
12/11/2015

18 Brownlow Avenue,
174-200 Soudan Avenue and 71-73 Redpath Avenue

File # 15_247245 STE 22 02

Attachment 3: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
12/11/2015

18 Brownlow Avenue,
174-200 Soudan Avenue and 71-73 Redpath Avenue

File # 15_247245 STE 22 OZ

Attachment 4: South Elevation



South Elevation

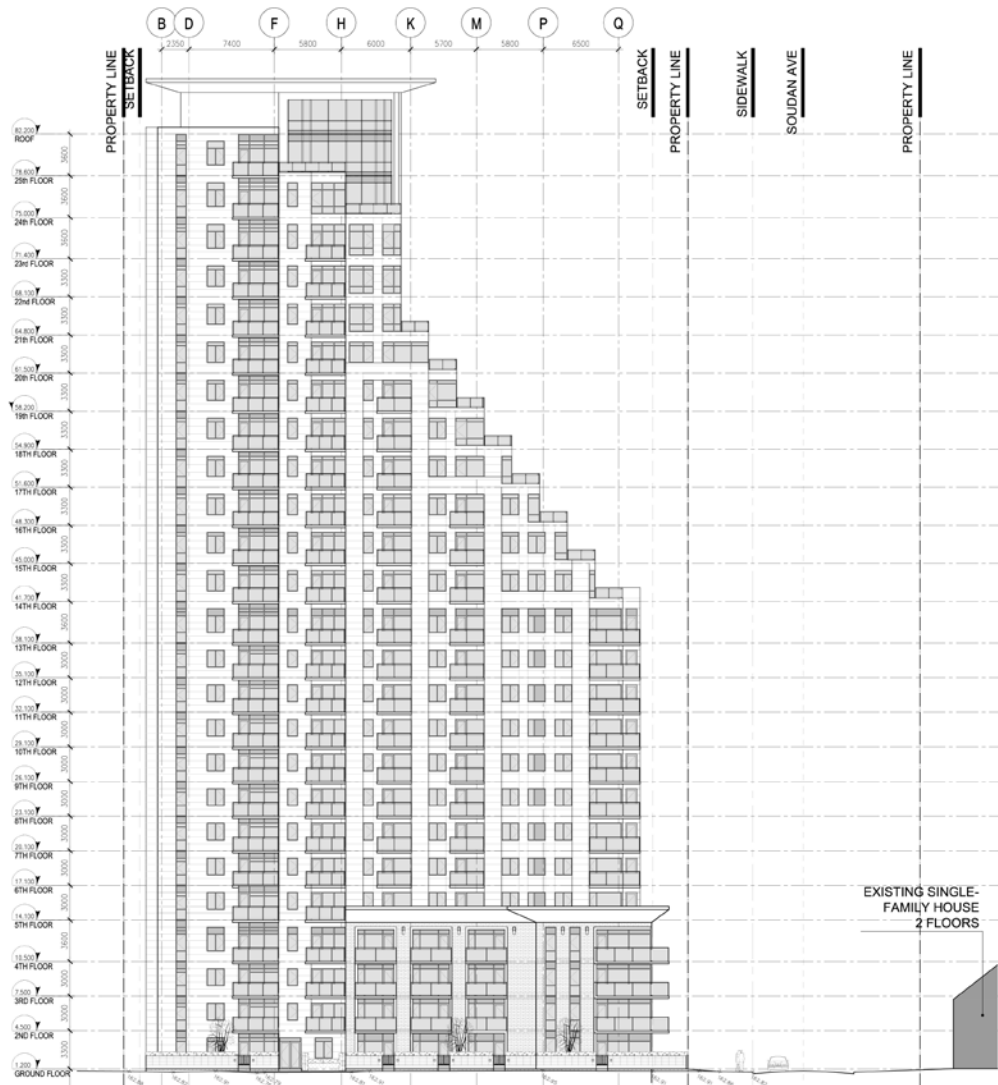
Applicant's Submitted Drawing

Not to Scale
12/11/2015

18 Brownlow Avenue,
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File # 15_247245 STE 22 0Z

Attachment 5: West Elevation



West Elevation

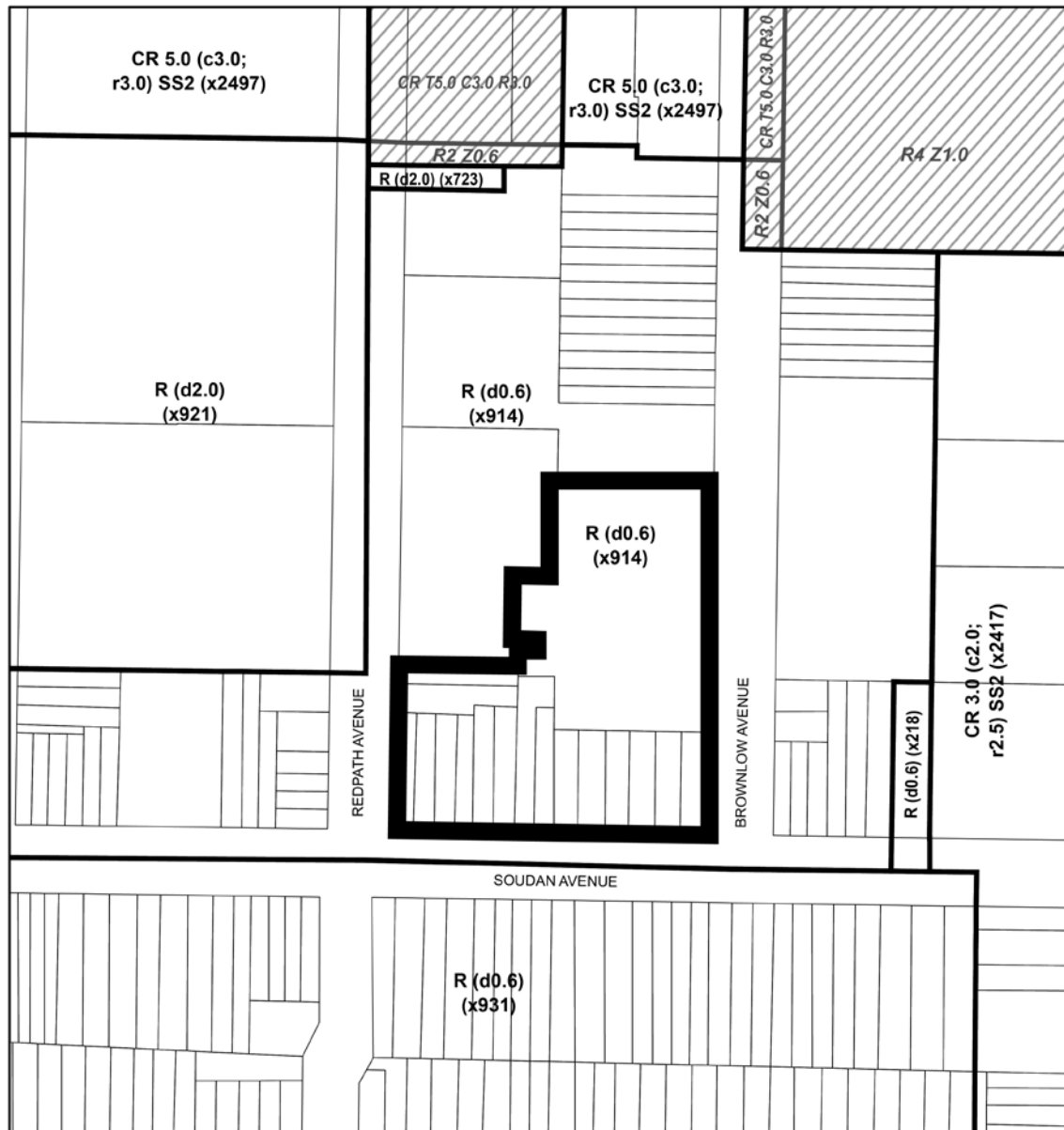
Applicant's Submitted Drawing

Not to Scale
12/11/2015

18 Brownlow Avenue,
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File # 15_247245 STE 22 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

**18 Brownlow Avenue,
174-200 Soudan Avenue and 71-73 Redpath Avenue
File # 15 247245 STE 22 02**



Location of Application

R Residential

CR Commercial Residential



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

R2 Residential District

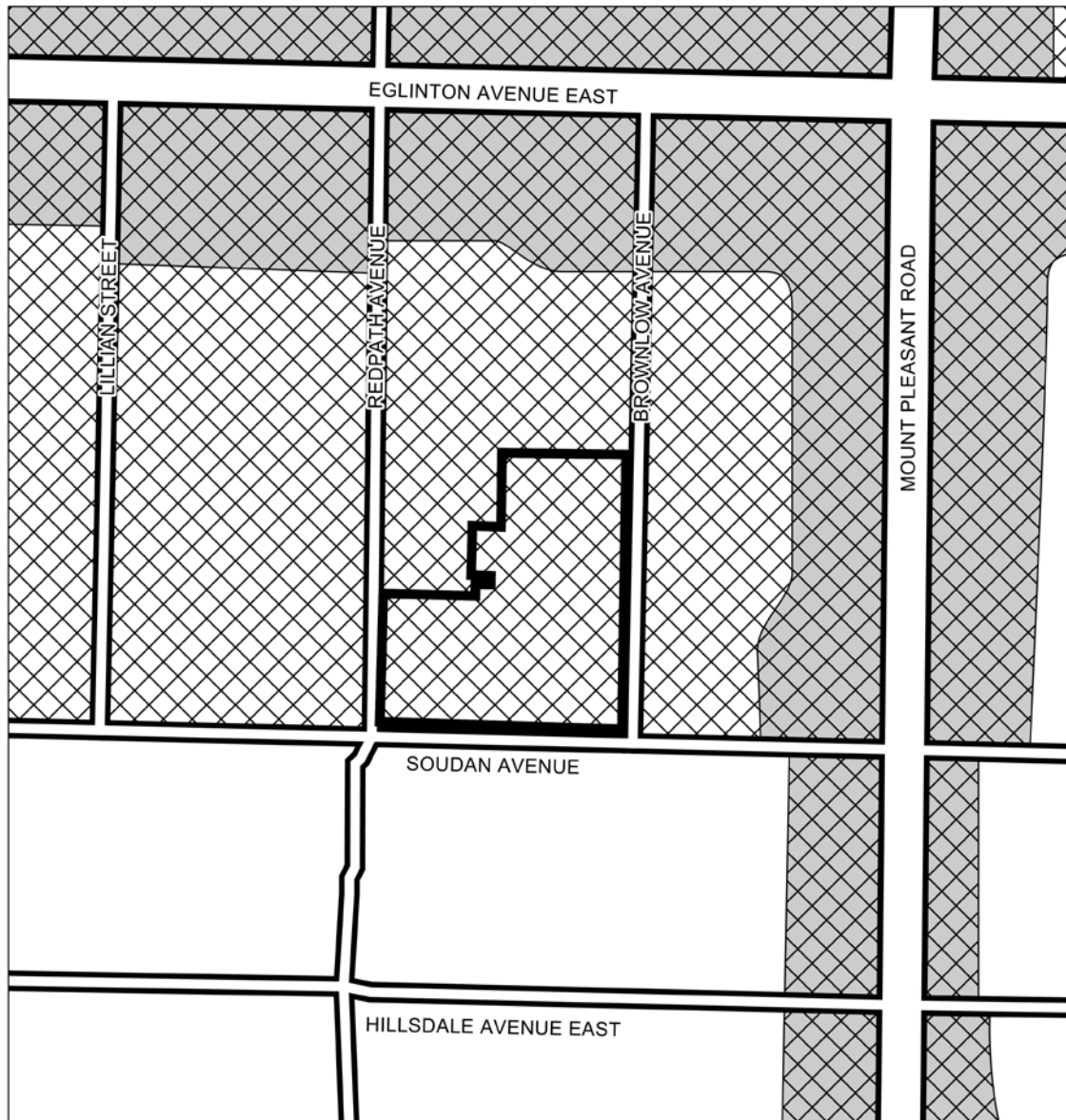
R4 Residential District

CR Mixed-Use District



Not to Scale
Extracted: 12/11/2015

Attachment 7: Official Plan



Toronto City Planning
Extract from Official Plan

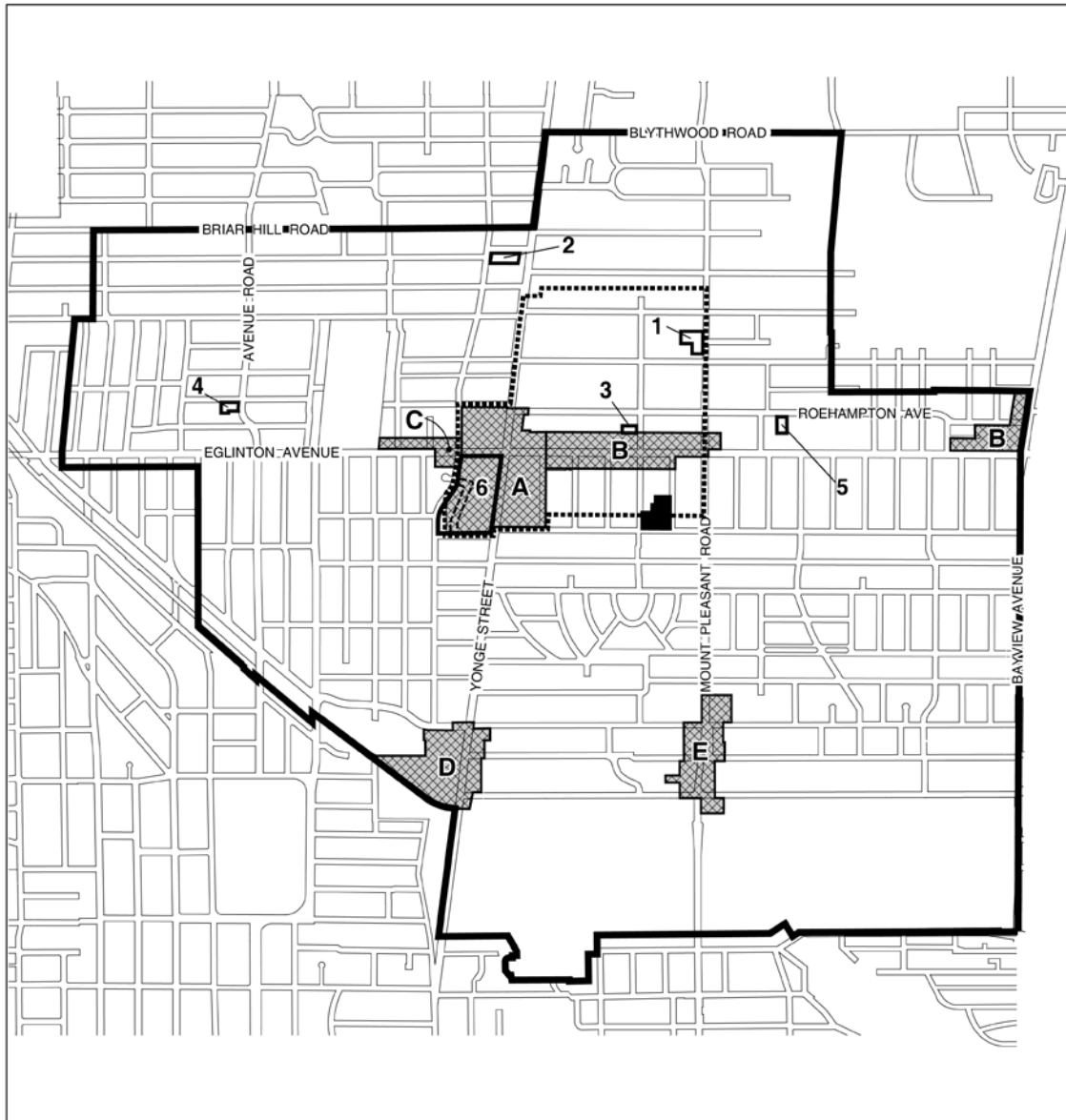
18 Brownlow Avenue,
174-200 Soudan Avenue and 71-73 Redpath Avenue

File # 15_247245 STE 22 02



↑
Not to Scale
12/11/2015

Attachment 8: Yonge-Eglinton Secondary Plan



Toronto City Planning
Extract from Official Plan
 Yonge-Eglinton Secondary Plan Map21-1 Land use Plan

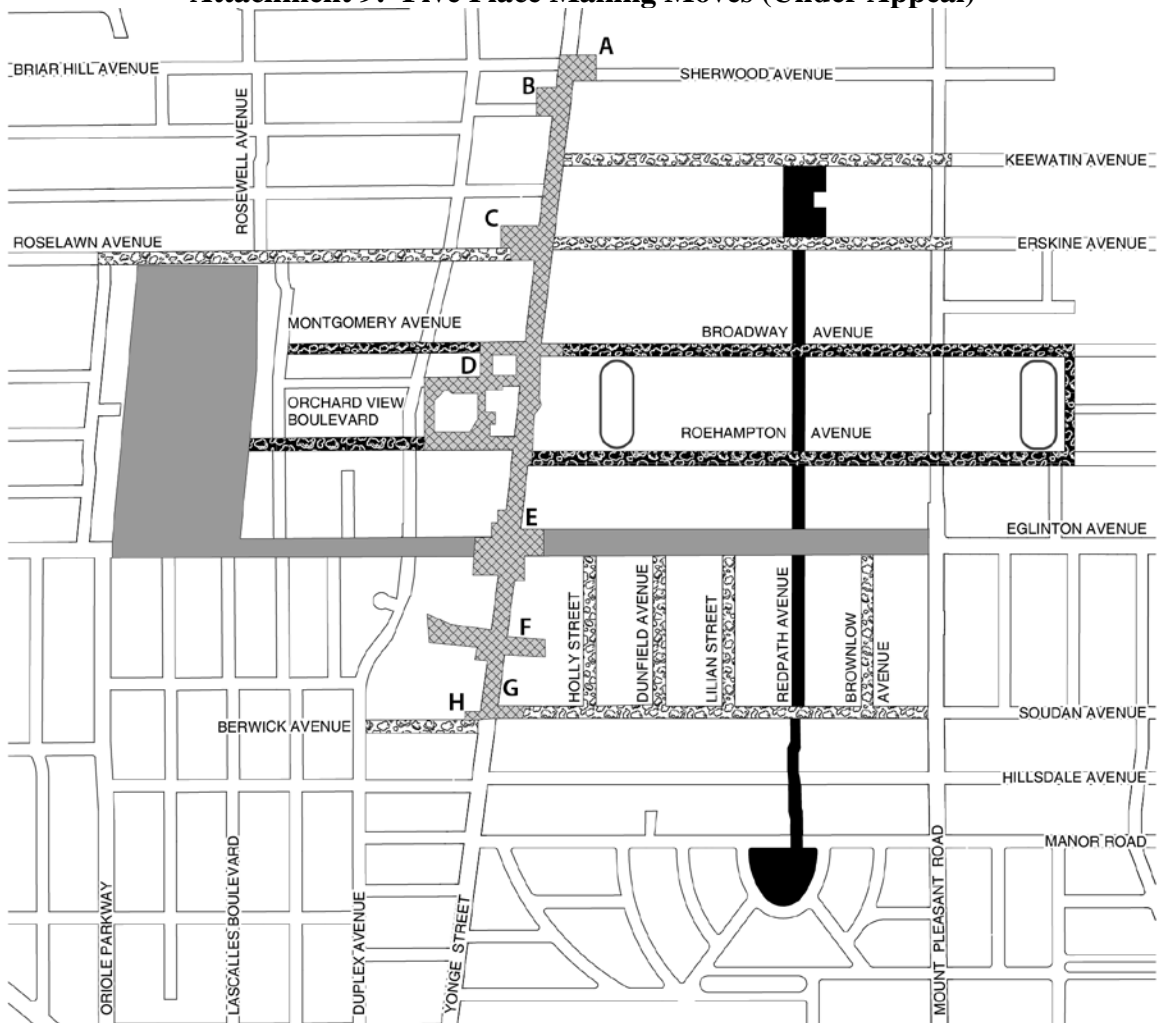
18 Brownlow Avenue,
 174-200 Soudan Avenue and 71-73 Redpath Avenue

File # 15_247245 STE 22 0Z



↑
 Not to Scale
 12/11/2015

Attachment 9: Five Place Making Moves (Under Appeal)



Not to Scale

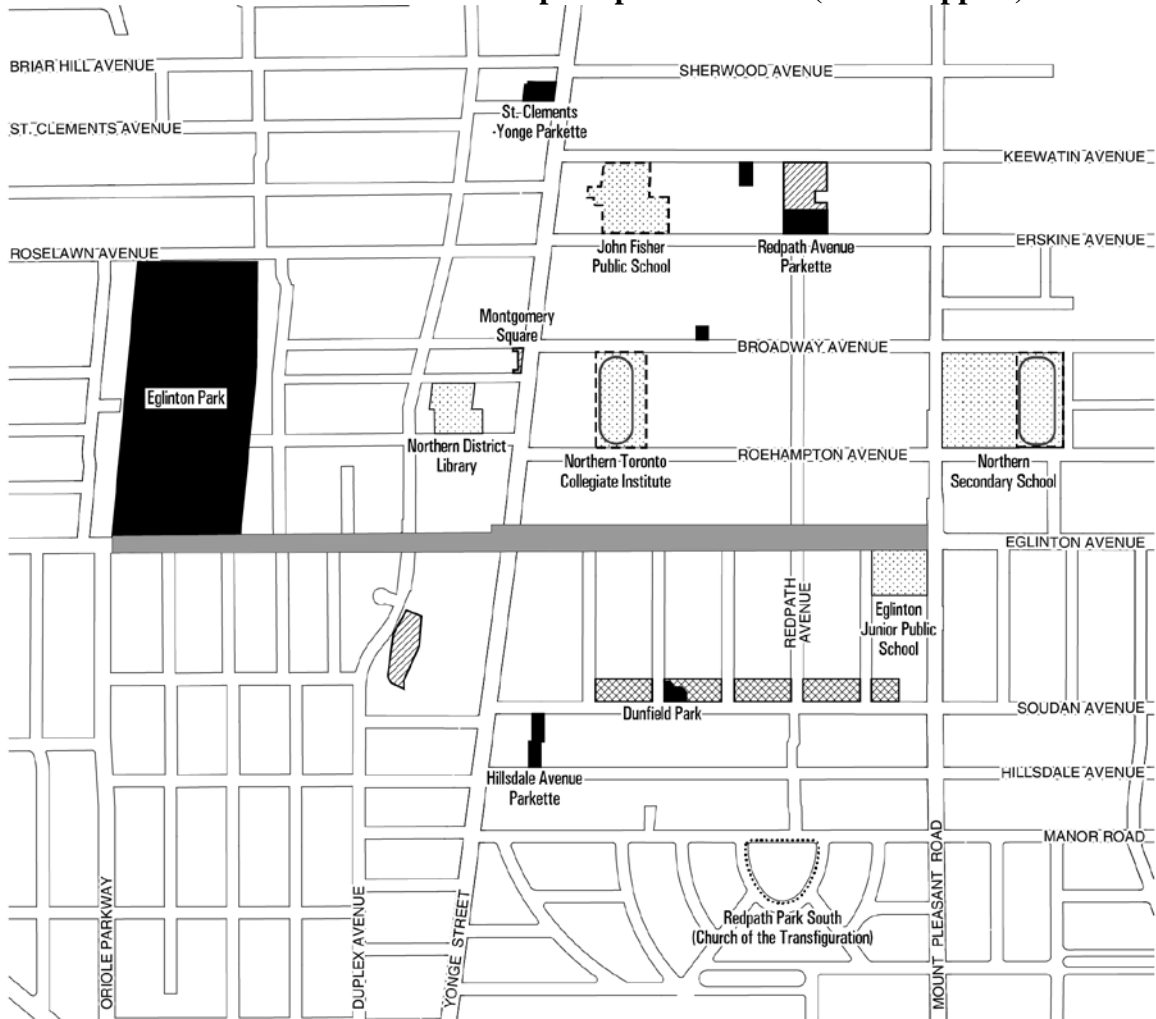
Yonge-Eglinton Secondary Plan

MAP 21-3 Five Place-Making Moves for the Midtown Character Area

	Eglinton Green Line	Yonge Street Squares	
	Yonge Street Squares	A Sherwood Square	E Yonge-Eglinton Crossroads
	Park Street Loop	B St. Clemens Square	F Quantum Square
	Greenways	C Erskine Square	G Soudan Square
	Redpath Revisited	D Montgomery Square	H Berczy Square

April 2015

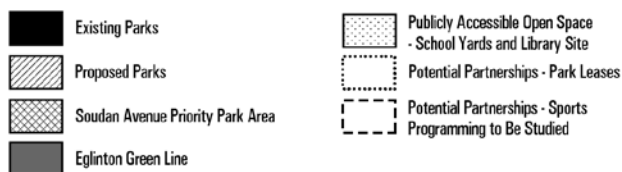
Attachment 10: Parks and Open Space Network (Under Appeal)



Not to Scale

Yonge-Eglinton Secondary Plan

MAP 21-4 Parks & Open Space Network Plan for the Midtown Character Area



April 2015

Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	15 247245 STE 22 OZ
Details	Rezoning, Standard	Application Date:	November 4, 2015
Municipal Address:	71-73 Redpath Avenue, 174-200 Soudan Avenue & 18 Brownlow Avenue		
Location Description:	PLAN 653 BLK G PT LOTS 9 TO 13 PLAN 694 BLK H PT LOTS 2 AND 3 RP 66R23789 PARTS 3 TO 5 7 TO 9 13 16 AND 31 **GRID S2204		
Project Description:	Two residential towers of 25 and 20-storeys comprising 463 units with 413 parking spaces, connected by a 4-storey base building.		

Applicant:	Agent:	Architect:	Owner:
Devine Park LLP 250 Yonge Street, Ste. 2302 Toronto, ON M5B 2L7	Bousfields Inc. 3 Church Street, Ste. 200 Toronto, ON M5E 1M2	NEUF Architects 630 Boul. Rene-Levesque, 31 fl. Montreal, QC H3B 1S6	18 Brownlow Holdings Ltd. 5800 Rue St. Denis, Ste. 1100 Montreal, QC H2S 3L5

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R (d0.6) (x914)	Historical Status:	N
Height Limit (m):	38, 14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7307	Height:	Storeys:	25
Frontage (m):	91.39		Metres:	82.2
Depth (m):	102.9			
Total Ground Floor Area (sq. m):	3033			Total
Total Residential GFA (sq. m):	48556		Parking Spaces:	416
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	48556			
Lot Coverage Ratio (%):	42			
Floor Space Index:	6.6			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	104
1 Bedroom:	345
2 Bedroom:	188
3 + Bedroom:	11
Total Units:	648

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	48556	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Giulio Cescato, Senior Planner
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	EMAIL:	gcscat@toronto.ca