55-65 Broadway Avenue - Zoning Amendment and Rental Demolition Control Applications - Preliminary Report

Date: April 22, 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: 16 118645 STE 22 OZ

SUMMARY

This application proposes two 45-storey residential towers, linked by a two-storey base building, at 55-65 Broadway Avenue. The proposed development is comprised of 487 rental units and 557 condominium units, including 131 replacement rental units. 496 parking spaces are proposed in a four-level underground garage.

An application has been filed under Section 111 of the City of Toronto Act to demolish the 131 rental units on the site.

The proposal currently represents substantial overdevelopment of the site despite its relatively large site area. This report provides preliminary information on the applications and seeks Community Council's directions on their further processing 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 first quarter of 2017, provided that the applicant provides all required information in a timely manner and address issues identified in this report.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 55-65 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
Pre-application meetings were held on July 24, 2015 and August 24, 2015. The application was revised slightly from July 24 to August 24 by reducing the base building height to 2 storeys. At the July 24 meeting, Staff identified major concerns with the proposed height, separation distance and tower floor plates of the towers. A further concern raised was the proximity of the base building to the western property line.

Staff expressed the position that while the site is large and may be able to support two towers, the Tall Building Guidelines should be adhered to. Staff also raised concerns about how the application addresses the Midtown in Focus Public Realm Plan.

ISSUE BACKGROUND

Proposal
This application proposes two 45-storey residential towers linked by a two-storey base building at 55-65 Broadway Avenue.

A total of 1,044 units is proposed, comprised of 557 condominium units and 487 rental units, including 131 replacement rental units. The proposed gross floor area is 72,251 square metres with a floor space index is 13.6. 496 parking spaces are proposed in a four-level underground garage.

Refer to the chart below and Attachments 1-7 and 11 of this report for further information.
<table>
<thead>
<tr>
<th>Category</th>
<th>First Submission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>5,296 square metres</td>
</tr>
<tr>
<td>Proposed Tower Setbacks (from lot lines)</td>
<td></td>
</tr>
<tr>
<td>North Tower</td>
<td></td>
</tr>
<tr>
<td>Broadway Avenue Property Line</td>
<td>7.77 metres</td>
</tr>
<tr>
<td>East Property Line</td>
<td>16.51 metres</td>
</tr>
<tr>
<td>West Property Line</td>
<td>12.37 metres</td>
</tr>
<tr>
<td>South Tower</td>
<td></td>
</tr>
<tr>
<td>South Property Line</td>
<td>4.8 metres</td>
</tr>
<tr>
<td>East Property Line</td>
<td>11.69 metres</td>
</tr>
<tr>
<td>West Property Line</td>
<td>12.37 metres</td>
</tr>
<tr>
<td>Proposed Base Setback on Ground Floor (from lot lines)</td>
<td></td>
</tr>
<tr>
<td>Broadway Avenue</td>
<td>7.8 metres (includes landscaping in the greenway area)</td>
</tr>
<tr>
<td>Tower Floorplate</td>
<td></td>
</tr>
<tr>
<td>North Tower</td>
<td>851 square metres (approximate)</td>
</tr>
<tr>
<td>South Tower</td>
<td>860 square metres (approximate)</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
</tr>
<tr>
<td>Total Residential</td>
<td>72,251 square metres</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>0 square metres</td>
</tr>
<tr>
<td>Total</td>
<td>72,251 square metres</td>
</tr>
<tr>
<td>Floor Space Index</td>
<td>13.6 (By-law 569-2013)</td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>54 (54 rental, 0 condo) (5%)</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>673 (248 rental, 425 condo) (64%)</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>312 (184 rental, 128 condo) (30%)</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>5 (1 rental, 4 condo) (1%)</td>
</tr>
<tr>
<td>Total</td>
<td>1,044 (487 rental [131 replacement], 557 condo)</td>
</tr>
<tr>
<td>Ground Floor Height</td>
<td>7.0 metres</td>
</tr>
<tr>
<td>Sidewalk width Broadway Avenue (2.1 m existing)</td>
<td>2.1 metres</td>
</tr>
<tr>
<td>Proposed Vehicular Parking (residential:visitor:non-residential)</td>
<td>496 (380:116:0)</td>
</tr>
<tr>
<td>Proposed Bicycle Parking (residential:visitor: retail/office)</td>
<td>1,045 (940:105:0)</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td>Description</td>
</tr>
<tr>
<td></td>
<td>2 Type G Spaces</td>
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<tr>
<td>Category</td>
<td>First Submission</td>
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<td>---------------------------</td>
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<tr>
<td></td>
<td>North Tower</td>
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<tr>
<td></td>
<td>South Tower</td>
</tr>
<tr>
<td>Amenity Space</td>
<td></td>
</tr>
<tr>
<td>Interior Residential</td>
<td>1,126 square metres (974 required)</td>
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<tr>
<td>Exterior Residential</td>
<td>1,288 square metres (974 required)</td>
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<tr>
<td>Total</td>
<td>2,414 square metres (1,948 required)</td>
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<tr>
<td></td>
<td>1,123.6 square metres (1,114 required)</td>
</tr>
<tr>
<td></td>
<td>1,239 square metres (1,114 required)</td>
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<tr>
<td></td>
<td>2,362.6 square metres (2,228 required)</td>
</tr>
<tr>
<td>Building Height</td>
<td></td>
</tr>
<tr>
<td>North Tower</td>
<td>155.35 metres (including mechanical)</td>
</tr>
<tr>
<td>South Tower</td>
<td>155.35 metres (including mechanical)</td>
</tr>
</tbody>
</table>

**Site and Surrounding Area**

The site is located on the south side of Broadway Avenue between Yonge Street and Redpath Avenue. The approximately "L-shaped" property has an area of 5,296 square metres, frontage of 51.9 metres and depth of 92.9 metres. Two existing 4-storey apartment buildings on the site have a total of 131 units. The two buildings are long rectangular slabs, with 65 Broadway having an L-shaped rear extension.

North: Broadway Avenue and a 20-storey apartment building at 66 Broadway Avenue. North of 66 Broadway Avenue is a recently approved development at 101 Erskine Avenue for a 32-storey apartment tower with 10 four-storey townhouse units. To the northwest is St. Monica Catholic Church, a 4-storey apartment building at 28 Broadway Avenue and St. Monica Catholic Elementary School. To the northeast is a 20-storey tower at 88 Broadway Avenue. Continuing east on the north side of Broadway is an application for a 34-storey residential building at 100 Broadway Avenue.

East: A 10-storey rental apartment building at 75 Broadway Avenue. Continuing east is an assembly of properties at the southwest corner of Broadway Avenue and Redpath Avenue subject to an application for a 34-storey residential building. On the southeast corner of Broadway Avenue and Redpath Avenue is an Ontario Municipal Board-approved application for two 34-storey towers. Continuing east is an application for a two-tower development at 117 Broadway Avenue.

South: A 14-storey rental building at 100 Roehampton Avenue. To the southwest is a 27-storey residential building which also forms part of the redevelopment at North Toronto Collegiate. Further west is a 34-storey residential building under construction at 30 Roehampton Avenue. Continuing south is the two-tower development at 2263 Yonge Street (58-storeys) and 25 Roehampton Avenue (34-storeys).
West: A 24-storey apartment building at 25 Broadway Avenue that is part of the redevelopment at North Toronto Collegiate Institute. Further west along the south side of Broadway Avenue is an 11-storey residential building and a 4-storey mixed-use building at the southeast corner of Broadway Avenue and Yonge Street.

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 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.

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 application is proposing 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 10).

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 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 Guidelines are available at:
http://www.toronto.ca/planning/tallbuildingdesign.htm

**Midtown in Focus- OPA 289**

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 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

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.

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 which includes the Park Street Loop.

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).

**Official Plan Amendment 320**

On December 10, 2015 City Council approved Official Plan Amendment 320 to revise the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies of the Plan. The intent of these changes is to clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized apartment sites in Apartment Neighbourhoods. As well, OPA 320 implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

The amendment is now Council policy and has been submitted to the Minister of Municipal Affairs and Housing for approval


**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 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 include 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 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.
COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report;
- Architectural Plans;
- Civil and Utilities Plan;
- Rental Housing Demolition Application and Screening form;
- Landscape and Lighting Plan;
- Draft Zoning By-law Amendments (438-86 and 569-2013);
- Pedestrian level Wind Study;
- Planning Rationale;
- Functional Servicing Report;
- Sun/Shadow Study;
- Toronto Green Standard Checklist; and
- Transportation Impact Study.

A notification of incomplete application was issued on March 18, 2016 as the architectural drawings were missing a listed drawing.

Issues to be Resolved

Whether or not the site is large enough to accommodate two towers requires careful analysis by Staff as well as resolution of the issues outlined below, which include:

- Compliance with the Tall Building Design Guidelines: The tower floor plates are too large and should be reduced. Furthermore, the tower setbacks and separation distances proposed are deficient. Slimming the floor plates would likely help to resolve those issues.

- Proposed height is out of context; City Planning Staff are evaluating the height for impacts as well as how it would affect the evolving context in the Yonge-Eglinton Centre.

- Possible provision of community infrastructure within the proposal to address the ongoing shortfall within the Yonge-Eglinton Centre.

- 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.

- Concentration of Units: Although City Planning supports increased rental housing within the Yonge-Eglinton Centre, 913 additional units, of which only 487 are rental, 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, including the provision of a midblock connection.

- Provision of parkland or other open space within or adjacent to the development proposal.

- Servicing: The amount of parking provided, functional servicing, hydro-geological and other issues.

- Site organization, including location of proposed buildings, access, servicing and open space.

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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E-mail: gcescat@toronto.ca

**SIGNATURE**
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 – Tower A
Attachment 3: North Elevation – Tower B
Attachment 4: East Elevation
Attachment 5: South Elevation – Tower A
Attachment 6: South Elevation – Tower B
Attachment 7: West Elevation
Attachment 8: Zoning
Attachment 9: Official Plan
Attachment 10: Yonge-Eglinton Secondary Plan
Attachment 11: Application Data Sheet
Attachment 5: South Elevation – Tower A
Attachment 7: West Elevation
Attachment 10: Yonge-Eglinton Secondary Plan

Yonge-Eglinton Secondary Plan

55 & 65 Broadway Avenue

Applicant's Submitted Drawing

File: 16_118645_SLAVE22_OZ

55-65 Broadway Avenue
Attachment 11: Application Data Sheet

Application Type: Rezoning
Application Number: 16 118645 STE 22 OZ

Application Details
- Rezoning, Standard
- Application Date: February 19, 2016

Municipal Address: 55-65 BROADWAY AVENUE
Location Description: PL 806 PT LTS 41 & 42 << ENTRANCE ADDRESS FOR 65 BROADWAY AVE
**GRID S2201

Project Description: Two 45-storey residential buildings connected with a 2-storey base building. 487 rental units and 557 condominium units are proposed.

Applicant: Bousfields Incorporated
Agent: Bousfields Incorporated
Architect: Wallman Architects
Owner: Times 5565 Inc.
Address:
- Bousfields Incorporated: 3 Church Street, Ste. 200, Toronto, ON M5E 1M2
- Wallman Architects: 30 Duncan St. Ste. 202, Toronto, ON M5V 2C3
- Times 5565 Inc.: 3985 Hwy. 7 E, Ste. 202, Markham, ON L3R 2A2

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

PROJECT INFORMATION
- Site Area (sq. m): 5296
- Height: Storeys: 45
- Frontage (m): 51.88
- Metres: 135
- Depth (m): 92.87
- Total Ground Floor Area (sq. m): 1211.6
- Total Residential GFA (sq. m): 72251
- Parking Spaces: 496
- Total Non-Residential GFA (sq. m): 0
- Loading Docks: 2
- Total GFA (sq. m): 72251
- Lot Coverage Ratio (%): 22.6
- Floor Space Index: 13.6

DWELLING UNITS
Tenure Type: Rental, Condo
Rooms: 0
Bachelor: 54 (5%)
1 Bedroom: 673 (64%)
2 Bedroom: 312 (30%)
3 + Bedroom: 5 (1%)
Total Units: 1044

FLOOR AREA BREAKDOWN (upon project completion)

<table>
<thead>
<tr>
<th>Tenure Type</th>
<th>Above Grade</th>
<th>Below Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential GFA (sq. m):</td>
<td>72251</td>
<td>0</td>
</tr>
<tr>
<td>Retail GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Office GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Institutional/Other GFA (sq. m):</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

CONTACT:
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