



## STAFF REPORT ACTION REQUIRED

### 55 and 65 Broadway Avenue - Zoning Amendment Application - Request for Direction Report

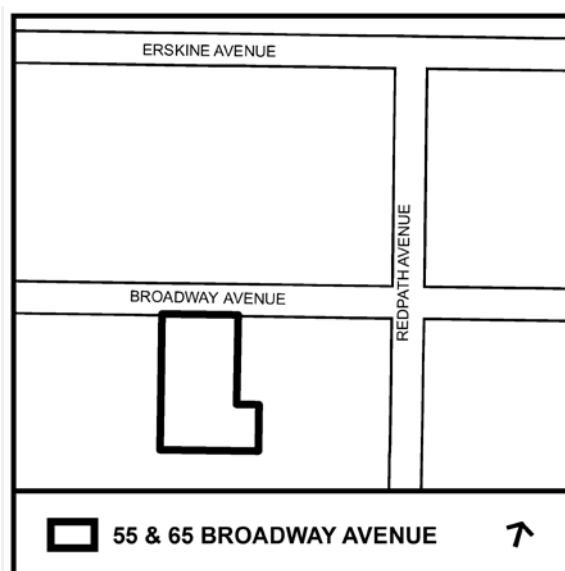
<b>Date:</b>	May 30, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	16 118645 STE 22 OZ

#### SUMMARY

This application proposes to amend the zoning by-law for 55 and 65 Broadway Avenue to permit two 45-storey residential towers linked by a two-storey base building. The proposed development is comprised of 1,044 dwelling units including 557 residential condominium units and 487 residential rental units. The proposal also includes 496 parking spaces in a four-level underground garage.

The proposed development includes the demolition of the two existing rental apartment buildings on site. The existing rental apartment buildings contain 130 rental dwelling units. The applicant is proposing to replace all existing rental units within the proposed development.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of the 130 existing rental dwelling units at 55 and 65 Broadway Avenue (File No. 16 118650 STE 22 RH).



The applicant appealed its Zoning By-law Amendment application to the Ontario Municipal Board due to Council's failure to make a decision within the time prescribed by the *Planning Act*. This report recommends that Council direct the City Solicitor, together with appropriate City Staff, to oppose the appeal at the Ontario Municipal Board. The proposal is not supported by Planning staff for the reasons outlined in this report.

Planning staff have considered the application within the context of the in force policy framework, including Official Plan policies. In addition, the emerging planning policy direction of the Yonge - Eglinton Secondary Plan Review (Midtown in Focus) has been considered.

The proposed built form does not conform to the Healthy Neighbourhoods, Public Realm, Built Form or *Apartment Neighbourhoods* policies of the Official Plan. As well, the built form does not adequately address Council-endorsed Midtown in Focus built form principles to reinforce the unique open space amenity and spaciousness in Midtown Apartment Neighbourhoods and minimize shadow impacts, in particular on key open spaces. Further, the built form does not meet the requirements of, or maintain the intent of, the City's Tall Building Design Guidelines.

Staff recommends that Council's decision on the application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred, as the proposed development is not supported by Planning staff. Council's decision under this statute is not appealable to the Ontario Municipal Board. Following the Ontario Municipal Board decision on the Zoning By-law Amendment appeal, the Rental Housing Demolition and Conversion permit application will return to Council for consideration.

## RECOMMENDATIONS

---

### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor, together with appropriate staff, to attend the Ontario Municipal Board hearing to oppose the applicant's appeal respecting the Zoning By-law Amendment application for 55 and 65 Broadway Avenue.
2. City Council defer making a decision at this time on application No. 16 118650 STE 22 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the 130 existing rental dwelling units at 55 and 65 Broadway Avenue and instruct staff to report on the Rental Housing Demolition and Conversion Application to Toronto and East York Community Council at such time as an Ontario Municipal Board decision has been issued regarding the Zoning By-law Amendment appeal for such lands at 55 and 65 Broadway Avenue.

3. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands until such time as the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning and the owner have provided draft by-laws to the Board in a form and with content satisfactory to the Director, Community Planning, Toronto East York District and the City Solicitor, including securing replacement rental dwelling units and rents, tenant assistance and any other rental related matters at least in conformity with Section 3.2.1.6 of the Official Plan, and the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant assistance, any other rental related matters and other section 37 matters, all to the satisfaction of the City Solicitor.
4. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending City Council approval of the application No. 16 118650 STE 22 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the 130 existing rental dwelling units at 55 and 65 Broadway Avenue.
5. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending confirmation of water, sanitary and stormwater capacity from the Executive Director, Engineering and Construction Services, and pending receipt of a satisfactory Functional Servicing Report.
6. In the event that the appeal is allowed in whole or in part by the Ontario Municipal Board, City Council authorize the Chief Planner and Executive Director, City Planning to secure services, facilities or matters pursuant to Section 37 of the Planning Act, in consultation with the Ward Councillor, for:
  - public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or
  - additional community services and facilities in the Yonge-Eglinton Secondary Plan Area, together with any matters to be secured as a matter of convenience.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## DECISION HISTORY

On August 25, 2014, City Council adopted Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area ("Public Realm Plan").

<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 No. 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. OPA No. 289 is currently under appeal at the OMB, as such it is relevant but not determinative in terms of the Official Plan policy framework.

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

On December 10, 2015, City Council adopted Official Plan Amendment No. 320. OPA No. 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

At its meeting of May 10, 2016, the Toronto and East York Community Council considered a preliminary planning report with respect to the subject Zoning By-law Amendment application for two 45-storey residential towers at 55 and 65 Broadway Avenue. The report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.33>

On July 4, 2016, the Minister of Municipal Affairs approved and modified OPA No. 320. OPA No. 320 has been appealed in its entirety. OPA No. 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

On July 12, 2016 City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The recommendations direct staff to use the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. Planning staff were also directed to use the emerging community infrastructure priorities that have been identified, as part of the development application review process.

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-93903.pdf>

## ISSUE BACKGROUND

This application proposes to amend the zoning by-law for 55 and 65 Broadway Avenue to permit two 45-storey residential towers linked by a two-storey base building. The proposed development is comprised of 1,044 dwelling units including 557 residential condominium units and 487 residential rental units. The proposal also includes 496 parking spaces in a four-level underground garage. The proposed gross floor area is 72,251 square metres with a floor space index is 13.6.

The Rental Housing Demolition and Conversion Application (File No. 16 118650 STE 22 RH) proposes to demolish the two existing rental apartment buildings at 55 and 65 Broadway Avenue containing 59 and 71 rental dwelling units respectively and replace the 130 existing rental dwelling units on floors 4 through 20 within Tower A with units of a similar size and type and at rents similar to those at the time of application.

Refer to the chart below and Attachments 1-7 and 11 of this report for further information about this development proposal.

<b>Category</b>		<b>Submission February 19, 2016</b>
Site Area		5,296 square metres
Building Height	North Tower	155.35 metres (including mechanical)
	South Tower	155.35 metres (including mechanical)
Proposed Tower Setbacks (from lot lines)		
North Tower	Broadway Avenue Property Line	7.8 metres
	East Property Line	16.51 metres
	West Property Line	12.37 metres
South Tower	South Property Line	4.8 metres
	East Property Line	11.69 metres
	West Property Line	12.37 metres
Proposed Base Setback on Ground Floor (from lot lines)		
Broadway Avenue		7.8 metres (includes landscaping in the greenway area)
Tower Floorplate		
North Tower		851 square metres (approximate)
South Tower		860 square metres (approximate)
Gross Floor Area		
Total Residential		72,251 square metres
Non-Residential		0 square metres
Total		72,251 square metres
Floor Space Index		13.6 (By-law 569-2013)
Number of Units		
Studio		54 (54 rental, 0 condo) (5%)
1 Bedroom		673 (248 rental, 425 condo) (64%)
2 Bedroom		312 (184 rental, 128 condo) (30%)
3 Bedroom		5 (1 rental, 4 condo) (1%)
Total		1,044 (487 rental [131 replacement], 557 condo)
Ground Floor Height		7.0 metres
Sidewalk width Broadway Avenue (2.1 m existing)		2.1 metres

Category		Submission February 19, 2016
Proposed Vehicular Parking (residential:visitor:non-residential)		496 (380:116:0)
Proposed Bicycle Parking (residential:visitor: retail/office)		1,045 (940:105:0)
Loading Spaces		2 Type G Spaces
Amenity Space		
North Tower		
Interior Residential		1,126 square metres (974 required)
Exterior Residential		1,288 square metres (974 required)
Total		2,414 square metres (1,948 required)
South Tower		
Interior Residential		1,123.6 square metres (1,114 required)
Exterior Residential		1,239 square metres (1,114 required)
Total		2,362.6 square metres (2,228 required)

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 130 units. The two buildings are long rectangular slabs, with 65 Broadway having an L-shaped rear extension.

The two existing 4-storey rental apartment buildings at 55 and 65 Broadway Avenue contain a 59 and 71 rental dwelling units respectively. According to the information provided by the applicant at the time of application, these 130 existing rental dwelling units have the following unit mix and rent classification

- 10 bachelor rental dwelling units – 1 unit with affordable rents and 9 with mid-range rents;
- 100 one-bedroom rental dwelling units – 18 with affordable rents and 82 with mid-range rents; and
- 20 two-bedroom rental dwelling units – 6 with affordable rents and 14 with mid-range rents.

At the time of application, 113 of the 130 existing rental dwelling units were occupied by tenants.

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 development application for a 40-storey tower (122 metre) was submitted for 75 Broadway Avenue in April 2017 and is currently under review. (File No. 17 150315 STE 22 OZ). The site currently contains a 10-storey rental apartment building. 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 Institute. 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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; 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. The PPS identifies municipal Official Plans as the most important vehicle for implementation of the PPS. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The PPS promotes compact, healthy, active communities. A key policy direction of the PPS for built-up areas is the promotion of opportunities for intensification and redevelopment where this can be accommodated taking into account the existing building stock and the availability of suitable existing or planned infrastructure and public service facilities.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; providing housing options to meet the needs of people of any age; and protecting natural systems and cultivating a culture of conservation.

The Yonge-Eglinton Centre, comprising the central part of the Yonge-Eglinton Secondary Plan area, is one of five Urban Growth Centres in Toronto identified in the Growth Plan where intensification is directed and encouraged. The Growth Plan directs municipalities to develop Official Plan policies and other supporting documents to guide this intensification. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed 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.

## **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 matters, 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*.



### **Section 2.3.1 Healthy Neighbourhoods**

The proposed development is located in a neighbourhood and designated as *Apartment Neighbourhoods*. Toronto's neighbourhoods are an important asset in the city and a cornerstone policy is to ensure that new development in neighbourhoods respects and reinforces the existing physical character of the area in terms of buildings, streetscapes and open space patterns.

## **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 its residents.

### **Section 3.1.3 Built Form – Tall Buildings**

The applicant is proposing to construct two tall buildings on the subject site. 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**

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 states that new development that would result in the loss of six or more rental housing units will not be approved unless all of rental housing units

have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation.

## **Chapter 4 – Land Use Designations**

### **Section 4.2 Apartment Neighbourhoods**

The proposed development is located in an *Apartment Neighbourhoods* designated area (see Attachment 9). *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 stable areas of the City and 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 provide a 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.

### **OPA No. 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA No. 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA No. 320 on July 4, 2016. OPA 320 has been appealed in its entirety. OPA No. 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment No. 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

### **Yonge-Eglinton Secondary Plan**

The subject site is located within the Yonge-Eglinton Secondary Plan Area (see Attachment No. 10). 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 a manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Secondary Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a lesser concentration near the Yonge/Davisville subway station.

The Secondary plan identifies that Yonge-Eglinton Centre's *Apartment Neighbourhoods* are largely built-up and considered to be physically stable. 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 provide transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

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

In 2010, the City amended the Yonge-Eglinton Secondary Plan to conform to the Growth Plan for the Greater Golden Horseshoe.

### **Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA No. 289**

In 2013, the City initiated the Midtown in Focus planning study to provide an up-to-date planning framework to ensure that growth positively contributes to Midtown's continued livability and local infrastructure keeps pace with development.

On August 25, 2014, City Council adopted Midtown in Focus: Parks, Open Space and Streetscape 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 Public Realm Plan recognized that the study area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan also provided five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets. The Five Place-Making Moves include the Park Street Loop focused on Broadway and Roehampton Avenues. The Park Street Loop will be designed as a publicly-accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping that provides green linkages connecting Eglinton Park to community amenities and open spaces in neighbourhoods to the east. The Midtown in Focus Plan supports and implements 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 No. 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As the proposed Secondary Plan amendments are currently under appeal at the OMB, OPA No. 289 is relevant but not determinative in terms of the Official Plan policy framework. It represents the latest planning directions of City Council and of City Planning and is part of the emerging policy context.

<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 amendments 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.

### **Midtown in Focus: Growth, Built Form and Infrastructure Review of Yonge-Eglinton Secondary Plan**

In parallel with the adoption of OPA 289, the City initiated a second phase of Midtown in Focus in 2015 to address additional growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan Area. This phase of work builds on the Midtown in Focus Public Realm Plan and will provide clear, comprehensive and locally-specific direction to guide the rapid intensification and change underway in the area. The study

will result in an updated planning framework including direction related to land use, built form, heritage, parkland provision, community services and facilities, transportation, municipal servicing and infrastructure investment priorities.

This phase of Midtown in Focus includes the following activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments.
- **A Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution.
- **A Cultural Heritage Resource Assessment** to document the area archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study.
- **A Community Services and Facilities Strategy** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects.
- **Transportation and Municipal Servicing Strategies** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan Area.
- An area-wide **Parks Plan** and **public realm strategy for the Davisville area** to complement the 2014 Public Realm Plan for lands in and around the Yonge-Eglinton Centre.

City staff anticipates reporting to City Council in late 2017 with a Proposals Report that outlines draft amendments to the Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

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

- Consider and review applications within the context of the ongoing study; and
- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community.

- Identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

The draft built form principles developed through Midtown in Focus, and endorsed by Council, are organized in four categories: Area Structure, Public Realm and Open Space, Walkability and Comfort, and Heritage and Landmarks. The principles that Planning staff recommended and Council endorsed specifically applicable to the review of this application include:

### **Area Structure**

- Organize growth to achieve a hierarchy of intensity of use, building heights, densities and scale tied to proximity of rapid transit service, with greatest heights and densities located at the Yonge-Eglinton Crossroads where two rapid transit lines intersect.
- Provide a variety of building heights to reinforce existing character, promote localized sense of place and create a legible skyline for the district that makes legible and reinforces the area structure when viewed from key vantage points within the broader city.

### **Public Realm and Open Space**

- Reinforce the unique open space amenity and spaciousness provided by the Eglinton Green Line, Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing.
- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

### **Walkability and Comfort**

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

## **Zoning**

The application is zoned R2 Z2.0 in Zoning By-law 438-86, as amended, and is zoned R (d2.0) (x912) in Zoning By-law 569-2013, as amended. Both Zoning By-laws permit residential uses in buildings with a maximum density of 2.0 times the area of the lot and a maximum height of 38.0 metres. The minimum side and rear yard setbacks are 7.5 metres, and the maximum depth of an apartment building is 14.0 metres.

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

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Pursuant to Chapter 667, Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official plan policies protecting rental and affordable housing. Pursuant to the City's demolition control by-law Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling 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 rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the OMB.

On February 19, 2016, the applicant made an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues Report has been submitted with the required application and is currently under review for consistency with the Official Plan. As per Chapter 667-14, a tenant consultation meeting is required to be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

## **Site Plan Control**

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

## **Reasons for the Application**

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 36 metres to 156 metres, to increase the maximum permitted density from 2 times the site area to 13.6 times the site area and to establish the appropriate development standards.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential dwelling units, of which at least one is rental.

## **Community Consultation Meeting**

A community consultation meeting was held on June 28, 2016 and was attended by approximately 50 members of the public. Comments and concerns about the proposal included:

- the proposed building is too tall, is not proportionate to other buildings in the area and does not fit the area context;
- concerns about the development pressure on the areas infrastructure;
- concerns about the development shadowing existing apartment buildings;
- concerns about the cumulative impacts of construction on Broadway Avenue as there are already a number of buildings approved or under construction;
- questions regarding clarification on tenants rights and compensation if demolition of the existing rental apartment building is approved;
- pedestrian safety on Broadway Avenue is a problem and needs to be improved; and,
- need for dog amenities on site or in the area.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

Section 4.7 of the PPS states that: "the official plan is the most important vehicle for implementation" and that "comprehensive, integrated and long-term planning is best achieved through official plans". Furthermore, it directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The proposed development does not conform to the policies of the Official Plan which is contrary to the direction for implementing of the PPS.

The Growth Plan for the Greater Golden Horseshoe states in section 2.2.4 Urban Growth Centres, that Urban Growth Centres will be planned: "as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses, to serve as high density employment centres that will attract provincially, nationally or internationally significant employment uses and to accommodate a significant share of population and employment growth. Urban Growth



Centres will also be planned to achieve 400 residents and jobs combined per hectare in the City of Toronto by 2031".

The Yonge-Eglinton Centre has already met the minimum growth targets of the Growth Plan for the Greater Golden Horseshoe. While the application conforms and does not conflict with the Growth Plan, the proposed intensification of the subject site is not required to meet the minimum growth targets of the Growth Plan.

## **Height, Massing and Density**

The Healthy Neighbourhood policies of the Official Plan state that *Apartment Neighbourhoods* are considered to be physically stable, and that new development will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

The Built Form policies further require that new development will be designed to fit harmoniously into its existing and/or planned context, and will limit impacts on neighbouring streets, parks, open spaces and properties. Taller buildings are to be located to ensure adequate access to sky view for the proposed future use of streets, parks, and open spaces.

The *Apartment Neighbourhood* policies require that new development contribute to quality of life by locating and massing new buildings to frame the edge of streets with good proportion and maintain sunlight for pedestrians on adjacent streets, parks and open spaces. The policies of the Yonge-Eglinton Secondary Plan reinforce that *Apartment Neighbourhoods* are to be physically stable areas, and that new development needs to comply with the Healthy Neighbourhood and *Apartment Neighbourhood* policies.

Official Plan Amendment No. 320, which was adopted by City Council and modified and approved by the Minister of Municipal Affairs and Housing, but is not in force and effect as a result of appeals to the Ontario Municipal Board, amends the Healthy Neighbourhood policies. The amended policies state that *Apartment Neighbourhoods* are considered to be physically stable, and that new development will be consistent with this objective and will respect the criteria contained in the *Apartment Neighbourhood* policies and other relevant sections of the Official Plan.

The existing context along Broadway Avenue is high and medium density residential buildings in an open, landscaped setting. The mix of building types and heights on the north side of Broadway includes residential buildings ranging from 3 to 20 storeys in height. On the south side of Broadway Avenue and immediately west of the subject site is a 24-storey tower (80 metres) at 25 Broadway Avenue and a 10-storey residential apartment building to the east at 75 Broadway Avenue which is currently subject to a development application proposing a 40-storey (122 metre) residential tower. Further east on Broadway Avenue at 85 Broadway Avenue is a development application for a 34 storey (115 metre) residential building and an OMB approval for two 38-storey (116 metre) residential towers at 95 and 99 Broadway Avenue.

The proposed development consists of two, 45-storey towers at 155 metres in height. Tower 'A' has a proposed floor plate of 851 square metres and Tower 'B' has a proposed floor plate of 860 square metres. Both towers have proposed floor plates which are in excess of the maximum 750 square metres outlined in the Tall Building Urban Design Guidelines. Further, the proposed separation distance between the two towers is 21.5 metres which is also less than the 25 metre minimum separation distance in the Tall Building Urban Design Guidelines. In addition to having an inadequate separation distance between the two towers, the proposed tower 'B' is set back between 4.8 and 5.1 metres from the rear property line which is well short of the 12.5 metre tower setbacks specified in the Tall Building Urban Design Guidelines.

The significant height, large floor plates, insufficient tower setback from the rear lot line and inadequate separation between the two proposed towers results in an overall massing of the building that creates an increased visual and physical impact on the streets, open spaces and neighbouring properties and reduced skyview and privacy. The proposal does not adequately mitigate the resulting shadowing on Broadway Avenue and adjacent properties.

The proposed built form and scale of the development represents an overdevelopment of the site. The proposed development's site organization, consisting of two large towers on a single site including a rear tower without a direct relationship to the street, is not a form that presently exists on Broadway Avenue or in Yonge-Eglinton Centre overall. This overdevelopment could potentially be replicated along Broadway Avenue, as well as elsewhere within the Yonge-Eglinton Secondary Plan Area. Approval would set a negative precedent for the future development of the area. The proposal's negative impacts on the public realm and on neighbouring properties would be exacerbated by the cumulative effect of replicating this built form and scale of development along Broadway Avenue.

### **Midtown in Focus: Growth, Built Form, and Infrastructure Review of Yonge-Eglinton Secondary Plan**

Development in the Yonge-Eglinton area is occurring and proposed at a rate, scale and intensity exceeding the City's projections made in the previous decade and not addressed in sufficiently detailed direction in the City's existing local planning framework or the provincial Growth Plan. On Broadway Avenue alone, on a 300 m section between Yonge Street and Mount Pleasant Road, nine new towers and over 4,000 new units are currently proposed. The City initiated the Midtown in Focus study to provide an updated local plan that addresses changes to the area's character and ensures the Yonge-Eglinton area remains a livable, vibrant community as it grows and evolves.

On July 12, 2016, City Council directed Staff to use the built form principles developed through Midtown in Focus in the evaluation of development applications. Staff have reviewed the application against the Council endorsed principles, and have utilized analysis completed to date for the study. The application, as proposed, is contrary to a number of the applicable principles. In particular, the application does not:

- Reinforce the unique open space amenity and spaciousness provided by the Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing; and
- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Park Street Loop, major pedestrian routes and parks and open spaces.

The application was also reviewed in the context of the Character Area approach and analysis underway for Midtown in Focus. It is important to note that the approach being utilized for the study is generally consistent with existing Official Plan policies and City design guidelines.

Broadway Avenue is part of the Midtown Apartment Neighbourhoods character areas identified through Midtown in Focus. It is characterized by medium and high density residential buildings in an open, landscaped setting.

The proposed massing of the buildings and intensity of development on the subject site does not respond adequately to the distinguishing features of the Midtown Apartment Neighbourhoods Character Area identified through the study, including tower separation distances greater than 25 metres. High density development has taken place within these parameters and can continue to occur while respecting the distinct character of this area.

The proposed development introduces a significantly different built form that is not context sensitive and represents a significant change to the character of the neighbourhood. The emerging directions of the Midtown in Focus study do not support the proposed development.

## **Sun and Shadow**

The Built Form policies require that new buildings limit impacts on neighbouring streets, parks, open spaces and properties by providing for adequate light and privacy, and adequately limiting resulting shadowing of those areas. The *Apartment Neighbourhood* policies state that new buildings are to be located and massed to frame the edge of streets with good proportion and maintain sunlight for pedestrians on adjacent streets and open spaces. The Public Realm policies recognize City streets as significant public open spaces that provide amenities such as sky view and sunlight, and serve as public gathering places.

The proposed built form, consisting of two large towers on one site, would create unacceptable shadowing impacts on Broadway Avenue and result in a significant loss of sunlight. On March and September 21<sup>st</sup>, the proposed development would cast shadows on Broadway Avenue from 9:18 am to 5:18 pm. The shadow impact of the proposal is greatest from 12:18 pm to 3:18 pm when both proposed towers would shadow both sides of Broadway Avenue. As previously stated, the proposed built form could be replicated on other sites, further exacerbating the loss of sunlight along Broadway Avenue.

These potential impacts are especially significant on the sidewalks and adjacent open spaces of Broadway Avenue that form part of the Park Street Loop set out in the Midtown in Focus Public Realm Plan and OPA 289. The Park Street Loop is planned to serve as the green spine of the densely-populated, parkland-deficient *Apartment Neighbourhood* accommodating a multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping. Together, this pedestrian and open space amenity will serve as a green linkage connecting the area to Eglinton Park to the west and community amenities and open spaces to the east. A key principle endorsed by City Council in June 2016 was the location, design and massing of buildings to preserve skyview, allow daylight and sunlight access, and ensure good wind conditions on the Park Street Loop in particular.

### **Unit Mix**

The proposal is comprised of 1,044 units including 54 studio units (5%), 673 one-bedroom units (64%), 312 two-bedroom units (30%) and 5 three-bedroom units (1%). Staff are concerned that the proposal does not include an adequate mix of unit types. In order to provide for a mix of housing and units types to accommodate a range of individual and family needs, Planning staff are seeking 10% of units in new developments to have three or more bedrooms.

### **Amenity Space**

The Zoning By-law requires that 2 square metres of indoor and 2 square metres of outdoor amenity space be provided for every residential unit. The proposal includes 487 units in Tower 'A' which results in a requirement for 947 square metres in indoor and outdoor amenity area. The applicant is proposing 1,126 square metres in indoor amenity space or 2.3 square metres per unit and 272 square metres of outdoor amenity space or 0.55 square metres per unit.

Tower 'B' is proposed to contain 557 residential units resulting in a requirement for 1,114 square metres of indoor and outdoor amenity space. The proposal includes 1,124 square metres of indoor amenity space or just over 2 square metres per unit and 531 square metres of outdoor amenity area or 0.95 square meters per unit.

The application also proposes a total of 1,499 square metres of shared outdoor amenity space including 431 square metres located at grade along the west and south faces of the base building and 1,068 square metres on the roof of the base building.

Staff are satisfied with the amount of indoor amenity space being provided but have concerns about the utility of the outdoor amenity area located along the west and south face of the base building.

### **Servicing**

Staff have requested that the applicant submit a revised functional servicing report and hydrogeological report to address site servicing.

Infrastructure capacity, specifically water, sanitary, and storm sewer capacity, within the Yonge-Eglinton Secondary Plan Area is under review as part of the Midtown in Focus planning study. In the event that the Ontario Municipal Board allows the appeal in whole or in part, the final order should be withheld until the results of the Midtown in Focus planning study are finalised with regard to infrastructure capacity, and it is determined whether holding provisions are required in the zoning by-law amendment.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for the construction of two new residential buildings with 1,044 units and 72,251 m<sup>2</sup> of gross floor area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 6,493 m<sup>2</sup> or 123% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 530 m<sup>2</sup>.

The site is located in the Midtown in Focus study area as well as an area where there is currently a low parkland provision. Therefore Parks, Forestry & Recreation will require the Owner to supply the requisite parkland dedication on-site with frontage on Broadway Avenue. Alternatively the Owner may elect to provide the required parkland dedication through an off-site dedication within 800 m of the proposal site.

The applicant is exploring options for off-site parkland dedication within the vicinity of the site. Parks Forestry & Recreation is amenable to taking an off-site parkland dedication as the required parkland dedication, with the potential for any square meterage above and beyond the requirement to be applied to the applicant's future developments in the area.

### **Community Services and Facilities**

There has been a significant increase in population in Yonge-Eglinton Centre in the past decade with continued growth proposed in the coming years. Whereas Yonge-Eglinton Centre was home to 11,593 residents in 1996, there were 19,807 residents living in the area in 2016. The pace of residential development is expected to continue with over 12,000 new units presently approved or proposed. If all the proposed units are built, this development would add a further 19,000-22,000 new residents, potentially totalling more than 41,000 residents - almost four times the area's population in the 1990s. The Centre exceeded the Growth Plan minimum density target of 400 residents and jobs per hectare in 1991.

The increasing population in Yonge-Eglinton illustrates the need to manage growth to ensure livability. One of the most significant challenges faced by the City in efforts to ensure the livability of the Yonge-Eglinton area is the growing gap between the demands for a range of community services and facilities (CS&F) and the facilities and services which are available. Preliminary findings of the CS & F assessment for the Midtown in Focus study has identified a number of issues including:

- increasing pressures on area libraries;
- schools in the Yonge-Eglinton Secondary Plan area are at 91% to 122% capacity with accommodation pressures expected to grow over the next 10 years;
- community centres in the area have many programs at capacity and with wait lists;
- increasing pressure on the programmed sports fields at Eglinton Park;
- a rapid increase in the number of children under 6 in the area placing additional pressure on available child care services (over 1,750 spaces at present) with less than 4% of existing child care spaces serving infants; and
- a lack of affordable and visible space for human services in the area that are already reporting increasing demand and fully utilized space.

The scale of this development proposal adds to the challenges facing community services and facilities in the Yonge-Eglinton area, as overdevelopment of individual sites amplifies the pressures created by a rapidly increasing population and too few community services and facilities.

## **Section 37**

Section 37 of the Planning Act allows the City to enter into an agreement with an applicant where there is an increase in height and/or density (over and above that permitted by the Zoning By-law) in return for community benefits to be provided by the applicant. Details of a Section 37 contribution and related by-law provisions and requirements for the satisfactory execution and registration of an Agreement pursuant to Section 37 of the *Planning Act* between the applicant and the City should be established if the project or some form of the project is ultimately approved by the OMB.

As this application is not considered good planning and is not supported by City staff, there has been no discussion with the applicant about the quantum of the community benefits. In the event that this application proceeds to a full OMB hearing and the OMB grants additional density and/or height beyond that which is permitted in the Zoning By-law, it is recommended that staff request that the OMB withhold its final order until the City has a satisfactory registered agreement with the applicant to secure the appropriate community benefits. Such benefits could include contributions (as deemed appropriate by the Chief Planner and Executive Director, City Planning) for:

- public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or
- community services and facilities in the Yonge-Eglinton Secondary Plan Area, together with any matters to be secured as a matter of convenience.

## **Rental Housing Replacement**

A permit under Section 111 of the *City of Toronto Act* and Chapter 667 of the Municipal Code is required as the development proposal involves the demolition at least 6 residential dwelling units of which at least one was used for residential rental purposes.

Policy 3.2.1.6 of the Official Plan applies to the proposed development of the site as it would result in the loss of at least six rental dwelling units with affordable and mid-range rents and because City Council has not determined that the supply and availability of rental housing in the City has returned to a healthy state. Conditions of any official plan or zoning approval would include requiring the full replacement of all existing rental dwelling units at similar rents and the provision of an acceptable Tenant Relocation and Assistance Plan, all to the satisfaction of the Chief Planner.

The details of the applicant's replacement proposal and Tenant Relocation and Assistance Plan for the purposes of complying with section 3.2.1.6 of the Official Plan have not been finalized. Staff will continue to work with the applicant to resolve these outstanding matters to the satisfaction of the Chief Planner, to be secured in any by-law amendments and through one or more agreements with the City pursuant to Section 37 of the *Planning Act*, in the event the Board were to allow the appeal in whole or in part. In addition, in the event the Board were to allow the appeal in whole or in part no Board order should be issued until such time as the form of any implementing By-laws is satisfactory to the Chief Planner and the City Solicitor and until a section 37 Agreement with the City has been executed and registered to the satisfaction of the City, securing such matters.

## **CONCLUSION**

The proposal constitutes overdevelopment of the subject site. The proposed built form does not conform to the Healthy Neighbourhoods, Public Realm, Built Form or *Apartment Neighbourhood* policies of the Official Plan. Further, the proposed development does not adequately address the City's Tall Building Design Guidelines or the intent of those guidelines.

The proposed massing of the buildings does not respond adequately to the existing character of the neighbourhood and would result in significant impacts to the quality and comfort of the area's public realm. The proposed development is not context sensitive and represents significant change to the character of the neighbourhood. Such transformative changes should only be contemplated as part of a broader area study such as the City's current Midtown in Focus study.

The emerging directions of the Midtown in Focus study do not support the proposed development, and the proposed built form is significantly divergent from the draft built form principles for the Yonge-Eglinton area endorsed by City Council in 2016. City Planning is currently targeting the fourth quarter of 2017 for a report to City Council on draft amendments to the Yonge-Eglinton Secondary Plan as well as updates on ongoing infrastructure studies. The proposed development has the potential to set a negative precedent for the neighbourhood in advance of the study's conclusion.

Staff are recommending that the appeal of the application be opposed at the Ontario Municipal Board.

Staff recommend that Council's decision on the application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred until the Ontario Municipal Board has made a decision on the Zoning By-law Amendment appeal, following which the Rental Housing Demolition and Conversion permit application would return to Council for consideration.

## **CONTACT**

Alex Tiexeira, Senior Planner  
Tel. No. 416-392-7613  
E-mail: [alex.teixeira@toronto.ca](mailto:alex.teixeira@toronto.ca)

Jeremy Kloet, Senior Planner  
Tel. No. 416-392-7863  
E-mail: [jeremy.kloet@toronto.ca](mailto:jeremy.kloet@toronto.ca)

## **SIGNATURE**

---

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

(P:\2017\Cluster B\pIn\TEYCC\14303046003.doc) - vc

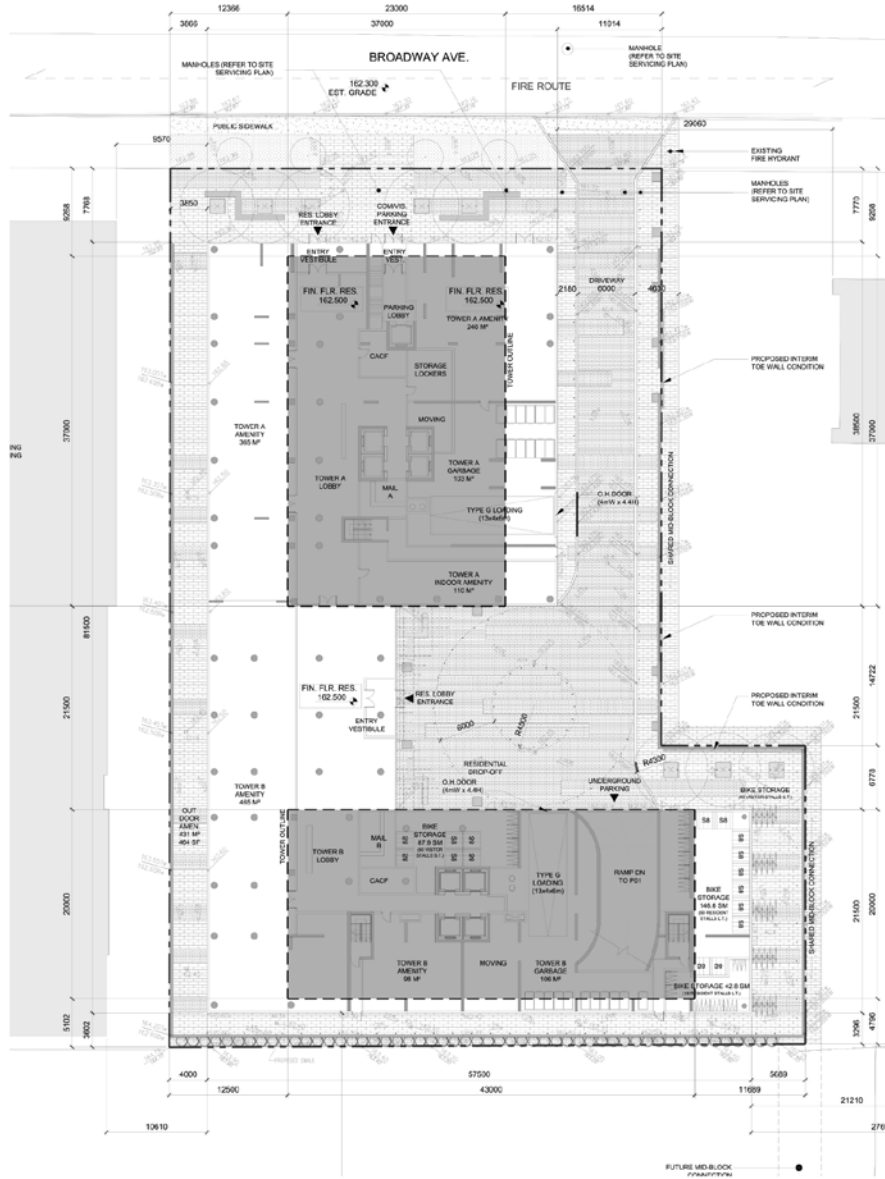
## **ATTACHMENTS**

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 1: Site Plan

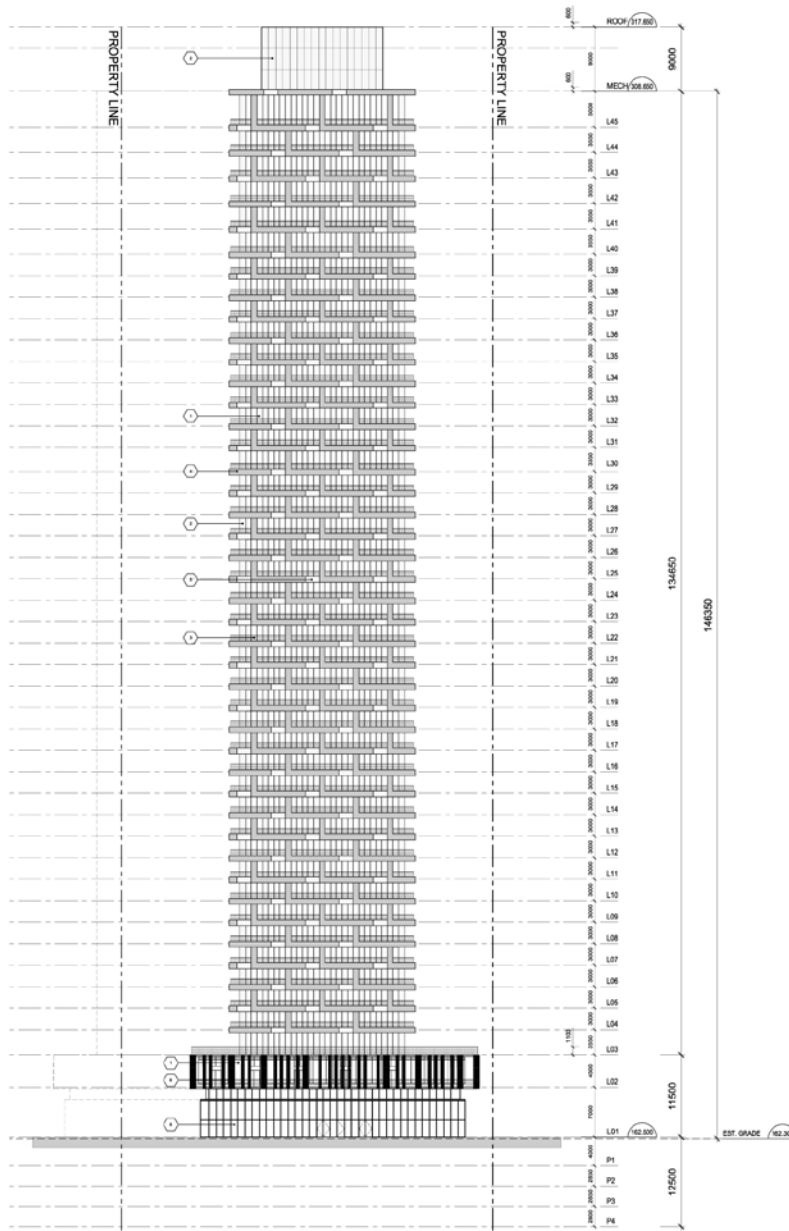


55 & 65 Broadway Avenue

File # 16 118645 22.0Z

Site Plan  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/05/2016

Attachment 2: North Elevation- Tower A



55 & 65 Broadway Avenue

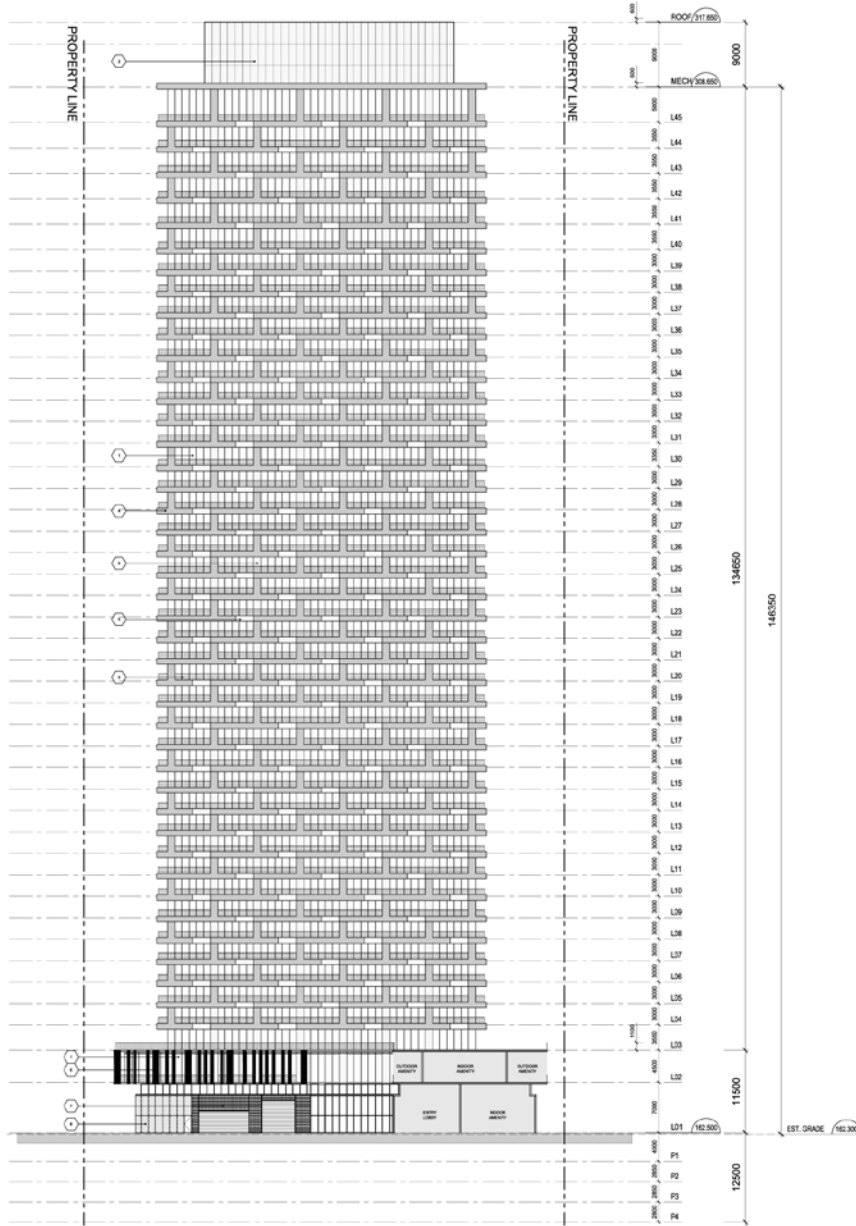
North Elevation Tower A

Applicant's Submitted Drawing

Not to Scale  
04/06/2016

File # 16 118645 STE 22 0Z

### Attachment 3: North Elevation – Tower B



55 & 65 Broadway Avenue

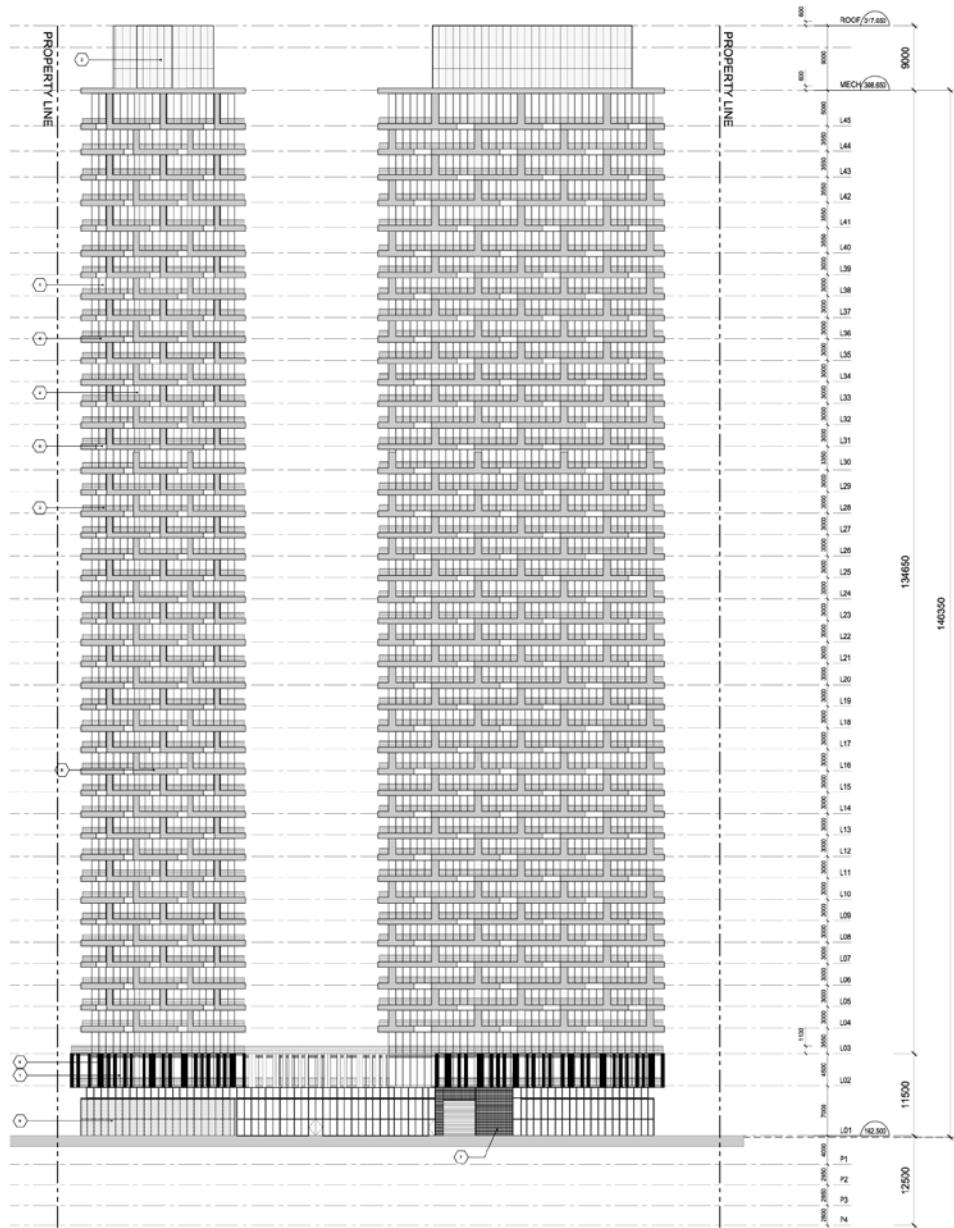
North Elevation Tower B

Applicant's Submitted Drawing

Not to Scale  
04/06/2016

File # 16 118645 STE 22 0Z

Attachment 4: East Elevation



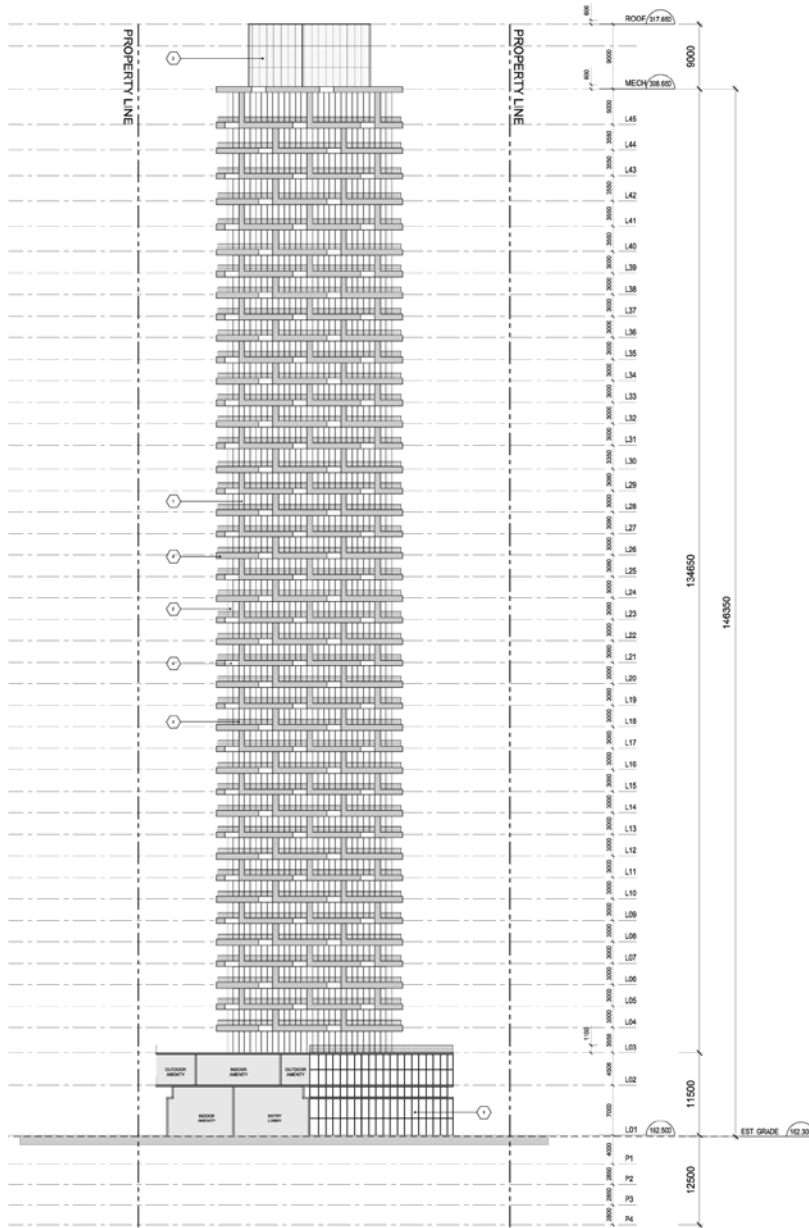
55 & 65 Broadway Avenue

East Elevation  
Applicant's Submitted Drawing

File # 16 118645 STE 22 0Z

Not to Scale  
04/06/2016

## Attachment 5: South Elevation – Tower A



55 & 65 Broadway Avenue

South Elevation Tower A

Applicant's Submitted Drawing

Not to Scale  
04/06/2016

File # 16 118645 STE 22 0Z

Staff report for action – Request for Direction – 55 and 65 Broadway Avenue

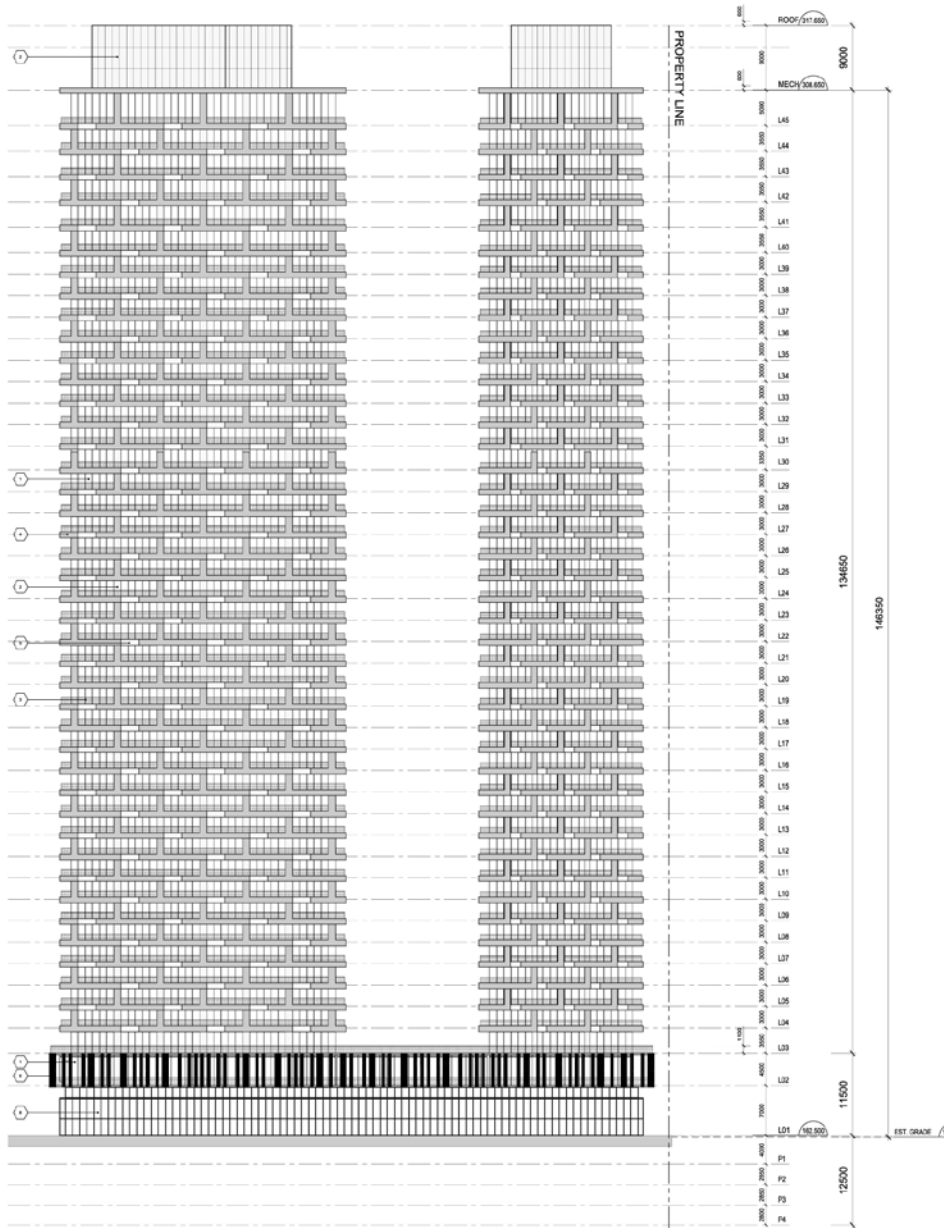


55 & 65 Broadway Avenue

Not to Scale  
04/06/2016

File # 16 118645 STE 22 0Z

## Attachment 7: West Elevation



**West Elevation**

Applicant's Submitted Drawing

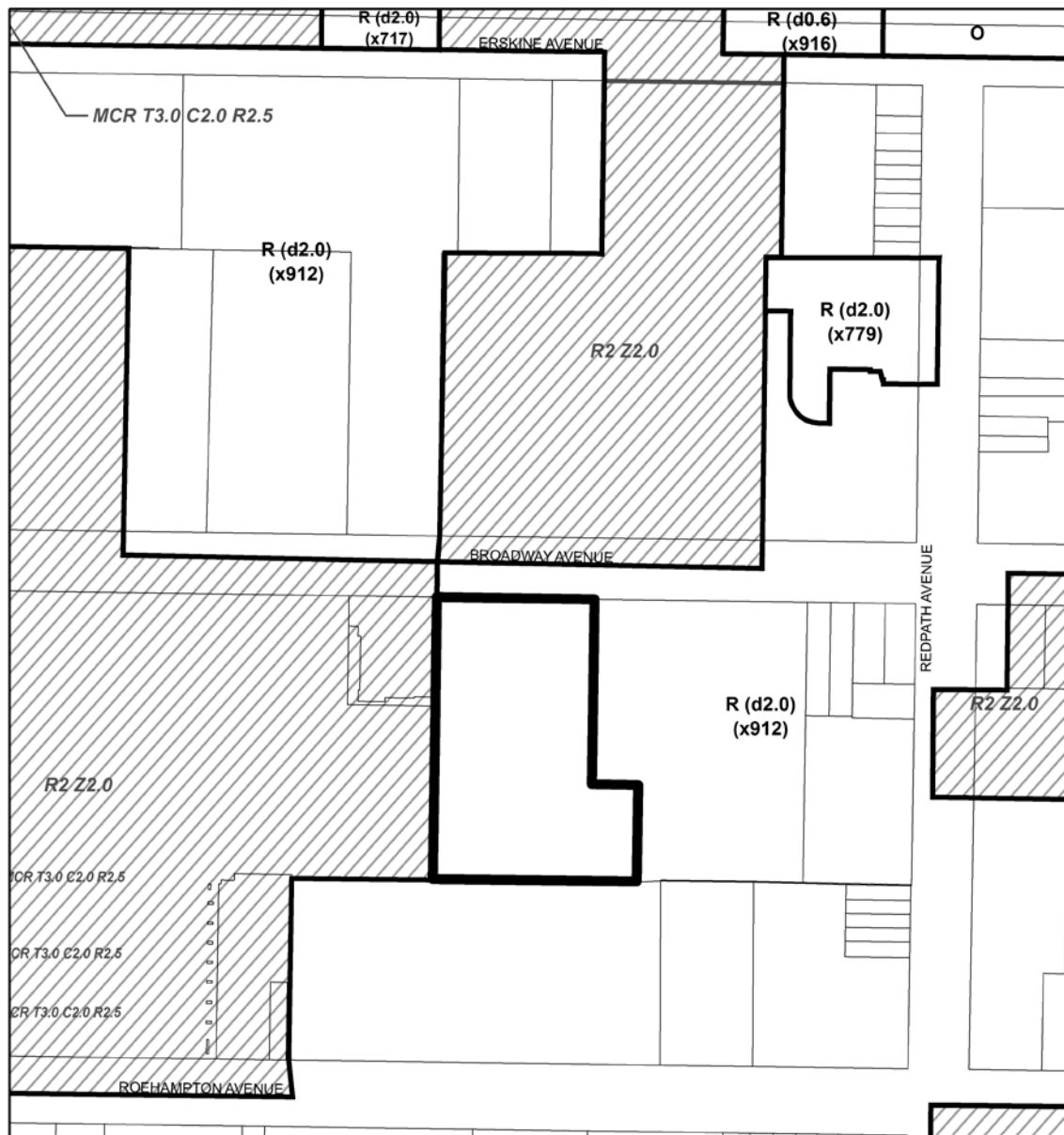
Not to Scale  
04/06/2016

**55 & 65 Broadway Avenue**

File # 16 118645 STE 22 0Z




## Attachment 8: Zoning




**Zoning By-Law No. 569-2013**

**55 & 65 BROADWAY AVENUE**

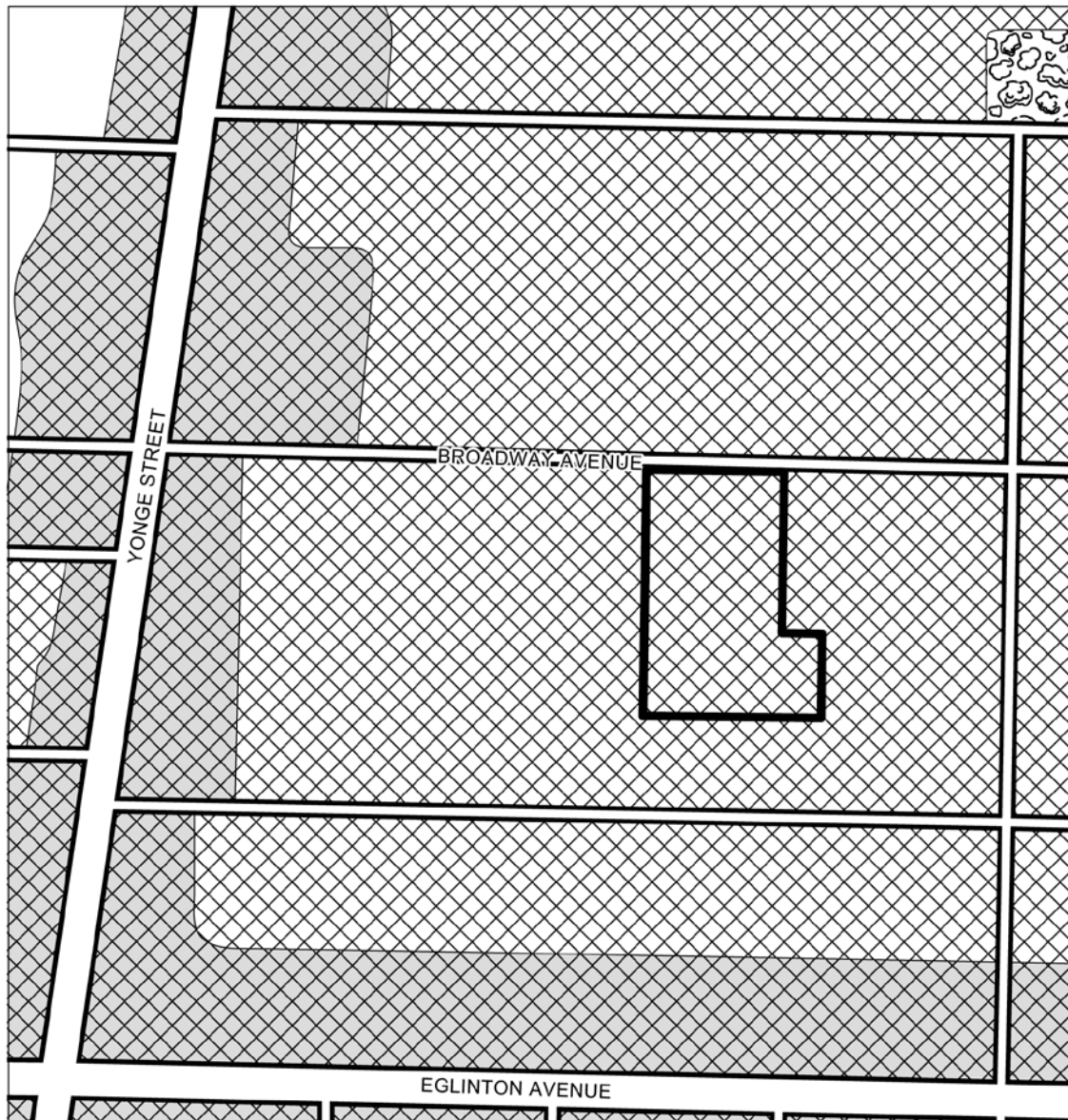
**16 118645 STE 22 0Z**

 Location of Application  
**R** Residential    **O** Open Space

 See Former City of Toronto By-Law No. 438-86  
**R2** Residential District

  
 Not to Scale  
 Extracted: 04/05/2016

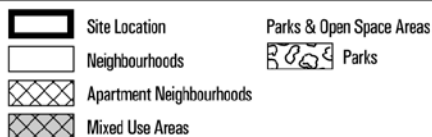
## Attachment 9: Official Plan



**Toronto**  
Extract from Official Plan

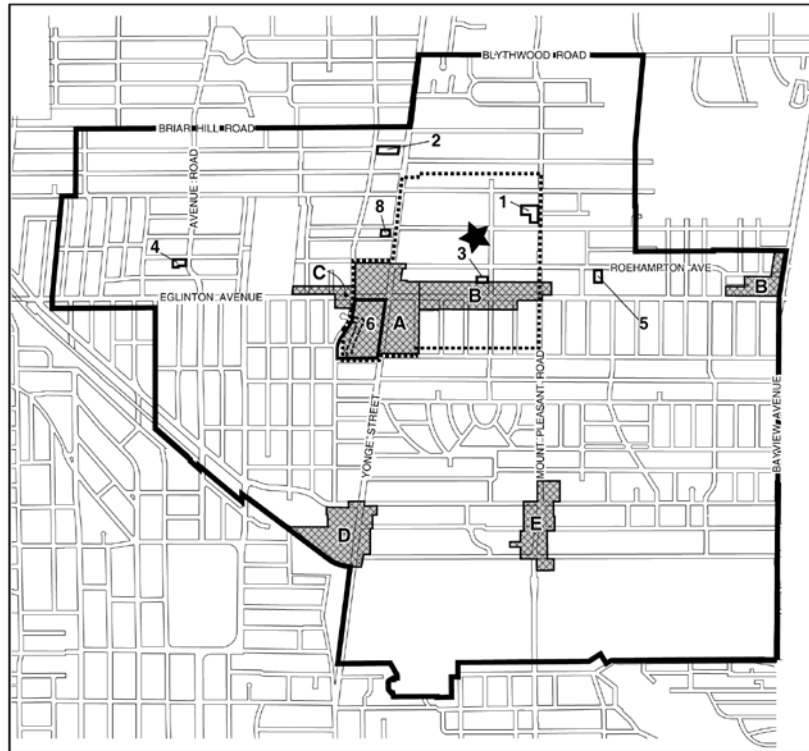
55 & 65 Broadway Avenue

File # 16 118645 STE 22 02



↑  
Not to Scale  
04/07/2016

## Attachment 10: Yonge-Eglinton Secondary Plan



### Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan  
July 2014

- ★ SUBJECT SITE - 55 & 65 Broadway Avenue
- Secondary Plan Boundary
- Yonge-Eglinton Centre
- ▨ Mixed Use Areas
- 1 Site and Area Specific Policies
- Proposed Road

### Yonge Eglinton Secondary Plan

Applicant's Submitted Drawing

Not to Scale  
04/04/2016



### 55 & 65 Broadway Avenue

File # 16\_118645\_STE 22 02

## Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	16 118645 STE 22 OZ
Details	Rezoning, Standard	Application Date:	February 19, 2016
Municipal Address:	55 and 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.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields Incorporated 3 Church Street, Ste. 200 Toronto, ON M5E 1M2	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):	5,296	Height:	Storeys:	45
Frontage (m):	51.88		Metres:	135
Depth (m):	92.87			
Total Ground Floor Area (sq. m):	1,211.6			<b>Total</b>
Total Residential GFA (sq. m):	72,251		Parking Spaces:	496
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	72,251			
Lot Coverage Ratio (%):	22.6			
Floor Space Index:	13.6			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	72,251	0
Bachelor:	54 (5%)	Retail GFA (sq. m):	0	0
1 Bedroom:	673 (64%)	Office GFA (sq. m):	0	0
2 Bedroom:	312 (30%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5 (1%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	1,044			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Alex Teixeira, Senior Planner
	<b>TELEPHONE:</b>	416-392-0459
	<b>EMAIL:</b>	alex.teixeira@toronto.ca