



**STAFF REPORT  
ACTION REQUIRED**

**700-730 Mount Pleasant Road, 214-226 Soudan Avenue  
and 19-21 Brownlow Avenue - Zoning Amendment -  
Preliminary Report**

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | February 2, 2018  |
| <b>To:</b>               | Toronto and East York Community Council                             |
| <b>From:</b>             | Acting Director, Community Planning, Toronto and East York District |
| <b>Wards:</b>            | Ward 22 – St. Paul's  |
| <b>Reference Number:</b> | 17 257139 STE 22 OZ   |

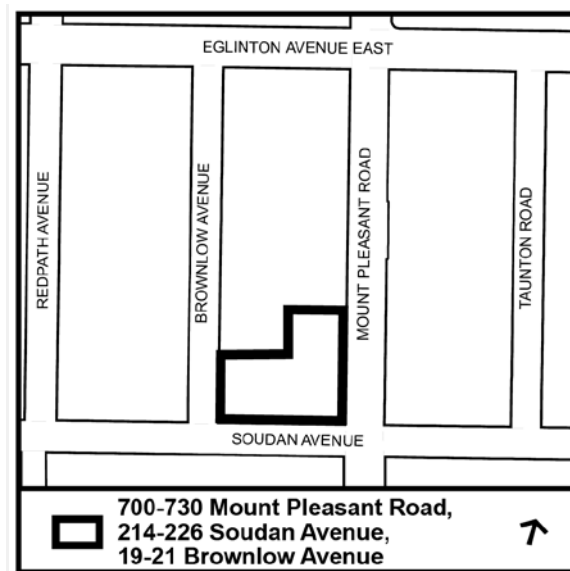
**SUMMARY**

This application proposes to amend the Zoning By-law to permit the expansion of the existing Briton House Retirement Centre. The proposed expansion consists of a 25-storey tower (88.6 metres including mechanical penthouse) including a 7-storey base building. The proposal would add 123 independent and semi-independent retirement dwelling units and 133 assisted nursing rooms to the existing retirement centre.

This report identifies significant concerns with the proposed development. The proposal is not acceptable in its current form and is premature.

Prior to submission of the application, staff met with the applicant and discussed the need for the proposal to address the emerging directions from the Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review").

City staff will work with the applicant through the review of the application and the ongoing Review to resolve the outstanding concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton



Secondary Plan update considered by City Council at its December 5<sup>th</sup>, 2017 meeting.

Staff are also in the process of assessing the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan area on the availability of necessary infrastructure to support development.

This report provides preliminary information on the application and seeks Community Council's direction on its further processing and the community consultation process.

A final report and public meeting under the Planning Act will be scheduled following the resolution of the outstanding issues, and provided the applicant submits all the required information in a timely manner.

## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow 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.

## **DECISION HISTORY**

Briton House was constructed in 1972 at 700 Mount Pleasant Road and operated as the 12-storey Mont-Soudan Apartment-Hotel with 95 units/suites (40 apartment units and 55 hotel suites).

The building was converted in 1976/77 and operated as a 105 dwelling unit/room retirement home for seniors, where residents lived in separate rooms/suites, but had meals in a common dining room and had access to common amenity areas and support services.

In 1987, the 226 Soudan Avenue property was added to the retirement home complex and its semi-detached dwelling was converted to 5 retirement suites. The additional building was connected to the main facility by a walkway so the residents could access the dining, amenity and support services.

The Briton House underwent a major renovation and expansion in 2000, after the City's 1999 approval (By-law No. 718-1999) of a 10-storey addition and consolidation of the project to include all of the 700-730 Mount Pleasant Road and 226 Soudan Avenue lands.

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 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As OPA 289 is currently under appeal at the Ontario Municipal Board (OMB), 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 320. OPA 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*.

On July 4, 2016, the Minister of Municipal Affairs approved and modified OPA 320. As OPA 320 has been appealed in its entirety to the OMB it 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 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>

On December 5, 2017 City Council adopted the recommendations in the report from the Acting Chief Planner titled: "Midtown in Focus: Proposals Report". Staff are directed to continue to consider and review applications submitted prior to November 15, 2017 in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review, including the proposed Secondary Plan. As well staff are to assess the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan Area on the City's ability to provide the necessary infrastructure to support development, and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-108408.pdf>

## **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant in February 2014, February 2016 and on September 6, 2016 to discuss the proposal and complete application submission requirements. City Planning expressed concerns related to the height of the building, built form and setbacks. Planning staff also informed the applicant of the on-going Midtown in Focus

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Study and reviewed emerging directions that had been publicized at prior community consultation events and indicated that a proposed Secondary Plan update would be presented to City Council in late 2017.

## ISSUE BACKGROUND

### Proposal

The zoning by-law amendment application proposes to permit a 25-storey (87.93 metres in height including the mechanical penthouse) expansion of the existing Briton House Retirement Centre. The proposed 25-storey building includes a 7-storey base building with an 18-storey tower above.

The ground floor includes the lobby entrances for the nursing suites in the base building and the retirement suites in the tower. Both entrances are located on Brownlow Avenue. The ground floor also contains amenities for residents of the building.

Floors 2-7 include nursing room/care suites, services and facilities. The application proposes a 2<sup>nd</sup> floor connection to the existing Briton House Retirement Centre so residents can access its existing common amenity and service spaces.

All loading and servicing entrances are proposed along the Soudan Avenue frontage adjacent to loading/servicing for the existing Retirement Centre. The parking garage entrance is proposed along Brownlow Avenue.

The proposed tower element includes 123 independent and semi-independent retirement dwelling units. The applicant is proposing seniors ownership housing (i.e. condominium apartments) with immediate access to support services. All of the services and programmes of the existing Briton House Retirement Centre would be available to the 123 independent ownership unit holders for a fee including an emergency nurse call system, meal plan and access to the Centre’s resources and amenities.

| Category  | First Submission                                     |
|---|--|
| Site Area   |  |
| Existing Briton House Site                            | 3,418 square metres                                  |
| Expansion Site  | 2,090 square metres                                  |
| Total   | 5,508 square metres                                  |
| Building Height                                       | 83.03 metres (87.93m to top of Mechanical Penthouse) |
| Building Setbacks at Ground Level (Proposed Building) |  |
| North Lot Line  | 3.03 metres  |
| Soudan Ave  | 5.01 metres  |
| East Lot Line   | Attached to existing Briton House facility           |
| West Lot Line   | 5.04 metres  |

| <b>Category</b>  | <b>First Submission</b>                     |
|--|---|
| Typical Tower Setbacks (Proposed Building)                 |   |
| North Lot Line   | 3.03 metres                                 |
| South Lot Line   | 23.25 metres                                |
| East Lot Line  | Attached to existing Briton House facility  |
| West Lot Line  | 5.03 metres                                 |
| Tower Floor Plate (Proposed Building)                      | 703 square metres (Gross Construction Area) |
| Gross Floor Area (Proposed Building)                       |   |
| Total  | 19,593 square metres                        |
| Floor Space Index  |   |
| Total Existing and Proposed Building Addition              | 6.53  |
| Number of Rooms (Existing Building)                        |   |
| Retirement Dwelling Rooms                                  | 174   |
| Nursing Dwelling Rooms                                     | 62  |
| Total  | 236   |
| Number of Rooms (Proposed Building)                        |   |
| Retirement Dwelling Rooms                                  | 123   |
| Nursing Dwelling Rooms                                     | 133   |
| Total  | 256   |
| Ground Floor Height  | 3.95 metres                                 |
| Parking (Existing Building)                                | 182   |
| (residential: visitor: non-residential: commercial garage) | (73:7: 46: 56)                              |
| Parking (Proposed Building)                                | 87 spaces                                   |
| (residential: visitor: non-residential: commercial garage) | (79: 8: 0: 0)                               |
| Bicycle Parking (Existing Building)                        | 0 spaces                                    |
| Bicycle Parking (Proposed Building)                        | 124 spaces                                  |
| (long-term: short-term)                                    | (111: 13)                                   |
| Loading Spaces   |   |
| Total  | 1 Type G                                    |
| Amenity Space (Existing)                                   |   |
| Interior Residential                                       | 1,600 square metres (approximately)         |
| Exterior Residential                                       | 0 square metres                             |
| New Amenity Space (Building Addition)                      |   |
| Interior Residential                                       | 232 square metres                           |
| Exterior Residential                                       | 280 square metres                           |

## Site and Surrounding Area

The subject site is comprised of the properties at 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue. The properties at 700-730 Mount Pleasant Road and 226 Soudan Avenue contain the existing Briton House Retirement Centre which is comprised of a two-tower building at 10 and 12-storeys and an above ground Toronto Parking Authority parking garage at 730 Mount Pleasant Road. The property at 226 Soudan Avenue is part of the existing

retirement centre and contains five independent living dwelling rooms. The properties at 214-224 Soudan Avenue and 19-21 Brownlow Avenue contain semi-detached and detached houses.

The site of the proposed Briton House expansion includes the 214-226 Soudan Avenue and 19-21 Brownlow Avenue properties. The property at 226 Soudan Avenue is currently used as part of the existing retirement centre. Its buildings would be demolished and its site added to the expansion site.

In total, the expansion site has an area of 1,595 square metres, with approximately 34.8 metres of frontage on Soudan Avenue and approximately 45.7 metres of frontage on Brownlow Avenue. The site is square in shape and relatively flat.

North: A 15-storey apartment building along Brownlow Avenue. Farther north along Brownlow Avenue are 3.5-storey townhouses and Eglinton Public School which also has frontage on Eglinton Avenue East.

South: Low-rise commercial buildings along Mount Pleasant Road and low-rise houses south of Soudan Avenue on both sides of Mount Pleasant Road.

East: Low-rise commercial buildings along Mount Pleasant Road and low-rise houses farther east.

West: Low-rise houses on the west side of Brownlow Avenue, an 18-storey apartment building located north of the houses (18 Brownlow Avenue) and a 21-storey residential condominium building along Redpath Avenue. There are low-rise houses along the south side of Soudan Avenue west of the site and a number of approved developments on the north side of Soudan Avenue including a 19-storey residential building at 11 Lillian Street and two residential towers at 24 and 26 storeys at 45-77 Dunfield Avenue.

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

The Provincial Policy Statement (2014) ("PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing types and affordability to meet projected requirements of current and future residents;

- Recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and,
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and,
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 properties at 700-730 Mount Pleasant Road and 226 Soudan Avenue contain the Briton House Retirement Centre and an above-ground Toronto Parking Authority parking garage (the Existing Site). The property at 226 Soudan is also part of the existing retirement centre and contains five independent dwelling rooms but will be demolished to accommodate the expansion. The properties at 214-226 Soudan Avenue and 19-21 Brownlow Avenue contain semi-detached and detached houses (the Expansion Site).

The Existing Site and Expansion Site are subject to different policies in the Official Plan as discussed below.

## **Chapter 2 – Shaping the City**

### **Secondary Plans**

The Existing and Expansion Sites are both within the existing and proposed Yonge-Eglinton Secondary Plan Area.

The Official Plan states that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. They outline and promote a desired type and form of physical development with the objective of ensuring highly functional and attractive communities that account for an appropriate transition in scale and activity between neighbouring districts. Policy 5.2.1.2 identifies that Secondary Plans may be prepared for a number of reasons.

Of particular note for the Yonge-Eglinton area, the Official Plan directs that Secondary Plans will be prepared for areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities. Where Council has determined that a Secondary Plan is necessary, no amendment to the Zoning By-law in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

In June 2016, City Council directed staff to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review.

At its December 5, 2017 meeting, Council reaffirmed this direction for applications submitted prior to November 15, 2017, and also directed staff to assess the cumulative impact of development in the area on the availability of the necessary infrastructure to support continued development, and land use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Staff report for action – Preliminary Report – 700-730 Mount Pleasant Road, 214-226 Soudan Avenue, 19-21 Brownlow Avenue.



### **Section 2.2.3 Avenues: Re-urbanizing Arterial Corridors**

The properties that make up the Existing Site are within an *Avenue* on the Urban Structure Map (Map 2) of the City's Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated. The Official Plan states that not all lands that fall within an *Avenue* are designated for growth. Where lands within an *Avenue* are designated as *Neighbourhoods*, the neighbourhood protection policies prevail. Reurbanization on the *Avenues* is intended to occur incrementally and after the preparation of *Avenue* studies for strategic mixed-use segments of the corridors. In the preparation of *Avenue* studies, local residents and stakeholders are to be engaged in determining appropriate community improvements, contextually appropriate zoning and built form performance standards.

Development may be permitted on an *Avenue* prior to an *Avenue* Study based on applicable policies of the Official Plan. Development prior to an *Avenue Study* has the potential to set a precedent for future development on an *Avenue*.

Such proposals must also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. The segment study will include an assessment of the impacts of the incremental development, consider whether the development is supportable by available infrastructure and can be considered together with any amendment to the Official Plan or Zoning By-law.

Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the *Avenue* segment review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts. As part of the subject application, an *Avenue* segment study was submitted.

Through the Midtown in Focus: Growth, Built Form, and Infrastructure Review, the City is satisfying the Official Plan requirements for *Avenue* Studies for this portion of Yonge Street, as well as other street segments identified as *Avenues* within the Yonge-Eglinton Secondary Plan Area.

### **Section 2.3.1 Healthy Neighbourhoods**

The Expansion Site is located in an area designated *Apartment Neighbourhoods* in the Official Plan. 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 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 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.

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

### **Section 4.2 Apartment Neighbourhoods**

The proposed development is located in an area designated as *Apartment Neighbourhoods* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 4) which 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 of new and existing residents in *Apartment Neighbourhoods* 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.

### **Section 4.5 Mixed Use Areas**

The existing development is in an area designated *Mixed Use Areas* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 4).

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

Development proposals in *Mixed Use Areas* are evaluated to ensure they:

- provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale *Neighbourhoods*;
- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

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

The subject site is located in the Yonge-Eglinton Secondary Plan Area (see Attachment No. 5).

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 a full range of housing options (form, tenure) in the Yonge-Eglinton Area suitable for family and other households 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 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 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 Secondary Plan Area along with improvements to 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.

### **OPA 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 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 320 on July 4, 2016. As OPA 320 has been appealed in its entirety to the OMB, it is relevant but not determinative in terms of the Official Plan policy framework.

OPA 320 as adopted by City Council is available on the City's website at:

<http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

### **Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA 289**

The Midtown in Focus Public Realm Plan ("Public Realm Plan") is a framework for improvements within the Yonge-Eglinton area of 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 recognizes 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 has 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.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm outcomes of the Public Realm Plan. The proposed Secondary Plan amendments are currently under appeal at the OMB.

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

OPA 289 outlines a comprehensive public realm strategy and a system of improvements for the Yonge-Eglinton Secondary Plan Area. New development within the Secondary Plan Area will be required to implement the public realm policies of OPA 289.

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

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan Area that builds on the Midtown in Focus Public Realm Plan. The Review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan Area. Continued development in a complex and mature urban environment like the Yonge-Eglinton Secondary Plan area requires careful attention. The cumulative impact of development currently proposed in the area – and its scale, intensity and character – has the potential to adversely affect quality of life and sense of place in Midtown’s collection of neighbourhoods. The objective of the Review is to ensure that growth positively contributes to Yonge-Eglinton’s continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in late 2015, based on City Council’s direction, and 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 guide the location, scale and form of future development;
- A **Cultural Heritage Resource Assessment** to document the area's 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 Assessment** 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 projects across multiple service-providing sectors;
- **Transportation and Municipal Servicing Assessments** 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; and
- An area-wide **Parks Plan** highlighting parkland expansion and acquisition priorities to meet the needs of a growing population and a **public realm strategy for the Yonge-Davisville area** to expand on and complement the 2014 Public Realm Plan.

City staff presented a Proposals Report to City Council on December 5, 2017 that outlined a proposed update to the Yonge-Eglinton Secondary Plan and provided updates related to the infrastructure assessments. The proposed Plan sets out a 25-year vision for Midtown Toronto that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected, inclusive and prosperous place. The proposed Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

The policy directions in the proposed Yonge-Eglinton Secondary Plan update that are specifically applicable to the review of this application include:

- a required 5 metre setback from Soudan Avenue at and above grade;
- a minimum 15 metre setback from the tower portion of a proposed building to the side and rear lot lines or a minimum 30 metre separation distance between the tower portion of a proposed building and an existing or planned tall building, whichever is greater;
- a minimum 5 metre side yard setback at grade;
- a maximum base building height of 4 storeys;
- the ratio of open space on the site to the footprint of a tall building, including the base building will be 55:45 respectively;
- the provision of a Park or Privately Owned Publicly Accessible Space (POPS);
- the Expansion Site is located in an area identified as appropriate for a tall building to a maximum height of 14-storeys and 42 metres;

At its December 5, 2017 meeting, City Council directed staff to undertake stakeholder and public consultation on the proposed Yonge-Eglinton Secondary Plan update. Council directed staff that all Official Plan amendment and Zoning By-law amendment applications in the Yonge-Eglinton Secondary Plan Area, submitted prior to November 15, 2017, be reviewed in the context of the Midtown in Focus: Growth, Built Form and Infrastructure Review. A final report with the recommended Official Plan Amendment will be brought forward in the second quarter of 2018.

## **Zoning**

The portion of the property that includes the existing Briton House with the municipal addresses of 700 to 730 Mount Pleasant Road is zoned CR 3.0 (c2.0; r2.5) SS2 (x2417) with a maximum density of 3 times the area of the site and a maximum building height of 16 metres. There is a site specific zoning by-law that permits the Briton House development (By-law No. 718-1999).

The CR Zone permits a broad range of mixed uses, including various housing, apartments, nursing homes, retirement homes, community services, cultural and arts facilities, general institutions, retail and service uses as well as office uses.

The portion of the existing Briton house at 226 Soudan Avenue and the proposed Briton House expansion area, including the municipal addresses of 214 to 224 Soudan Avenue and 19 to 21 Brownlow Avenue, is zoned R (d0.6) (x218) and R (d0.6) (x914).

The “R” zone permits a broad range of residential uses, including detached houses, semi-detached houses, rowhouses and apartments. The By-law allows a maximum density of 0.6 times the area of the lot and a maximum building height of 16.0 metres.

### **Site Plan Control**

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

### **Tall Building Design Guidelines**

In 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 applications. The Guidelines establish a unified set of performance measures for tall buildings to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

### **Tree Preservation**

The applicant has submitted an arborist report and tree removal plan indicating that the proposed development will require the removal of 8 privately owned trees and 10 trees located on the City-owned boulevards adjacent to the site. The application is under review by the City's Urban Forestry staff.

### **Reasons for the Application**

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 16 metres to 87.93 metres, to increase the maximum permitted density to 6.53 times the site area and to establish the appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Transportation Impact Assessment Report
- Arborist Report
- Functional Servicing and Stormwater Management Report
- Pedestrian-Level Wind Study
- Geotechnical Investigation

Staff report for action – Preliminary Report – 700-730 Mount Pleasant Road, 214-226 Soudan Avenue, 19-21 Brownlow Avenue.

- Toronto Green Standard Checklist
- Sun Shadow Study

A Notification of Incomplete Application issued on December 1, 2017 identifies the outstanding material required for a complete application submission as follows:

- Draft site specific by-law amending Zoning By-law 569-2013;
- Pedestrian-level wind study consistent with the City's terms of reference;
- Hydrological review.

## **Issues to be Resolved**

### **Midtown in Focus: Growth, Built Form and Infrastructure Review**

The application is contrary to a number of the proposed Yonge-Eglinton Secondary Plan policies presented to City Council in December 2017. In particular, the application does not adequately address several policy directions including the following:

- maximum height of 14-storeys for a tall building;
- maximum height of 4-storeys for a base building;
- ratio of building coverage to open space of 55:45 respectively;
- required building setbacks and stepbacks; and
- required tower separation distances.

New and proposed development in the Yonge-Eglinton Secondary Plan Area is occurring at a rate, scale and intensity that exceeds the City's projections made in the previous decade, and is not currently directed in sufficient detail by the existing Yonge-Eglinton Secondary Plan or the provincial Growth Plan for the Greater Golden Horseshoe (2017).

As identified in Official Plan policy, any changes to the planned context of the area are best addressed comprehensively – as done in the Midtown in Focus study – rather than on a site-specific basis. At its December 5, 2017 meeting, City Council adopted a recommendation determining the need for a comprehensive update to the Yonge-Eglinton Secondary Plan.

The application proposes significant intensification that goes well beyond permissions in the existing zoning. Given this context, staff are not in a position to provide a final report on the application until the adoption of the revised Yonge-Eglinton Secondary Plan, subject to revisions to the application in accordance with the proposed direction of the Secondary Plan update and in-force Official Plan policy. The Yonge-Eglinton Secondary Plan update is required to ensure that new development does not continue to negatively impact Midtown's collection of diverse neighbourhoods and that adequate infrastructure is provided to support continued growth.

The application has been circulated to City divisions and public agencies for comment.

Preliminary issues to be addressed include the following:



- prematurity of the application prior to completion of the Midtown in Focus: Growth, Built Form and Infrastructure Review and Secondary Plan update;
- consistency with the Provincial Policy Statement and conformity with the Greater Golden Horseshoe Growth Plan;
- consistency with the Midtown in Focus Public Realm Plan and OPA 289;
- overall height of the proposal;
- height of the base building;
- rear yard setback of the base building;
- building encroachments within the front yard setback along Soudan Avenue;
- side and rear yard tower setbacks and stepbacks;
- the provision of landscaped open space;
- wind impacts on adjacent streets and properties;
- sufficient infrastructure capacity, specifically water, sanitary, and storm water capacity;
- sufficient school capacity; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act, should the proposal in some form be approved.

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

The report identifies significant concerns with the proposal as currently submitted. The application is not acceptable in its current form and is premature.

Given the City Council's determination of the need for a comprehensive update to the Yonge-Eglinton Secondary Plan and decision to not render decisions on any applications submitted after November 15, 2017 until the adoption of the revised Yonge-Eglinton Secondary Plan, staff are not in a position to bring forward a final report on the application until that point.

City staff will work with the applicant through the review of the application and the ongoing Midtown in Focus study to resolve the concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan update considered by City Council at its December 5th, 2017 meeting.

## **CONTACT**

Alex Teixeira, Senior Planner  
Tel. No. (416) 392-0459  
E-mail: Alex.Teixeira@toronto.ca

## **SIGNATURE**

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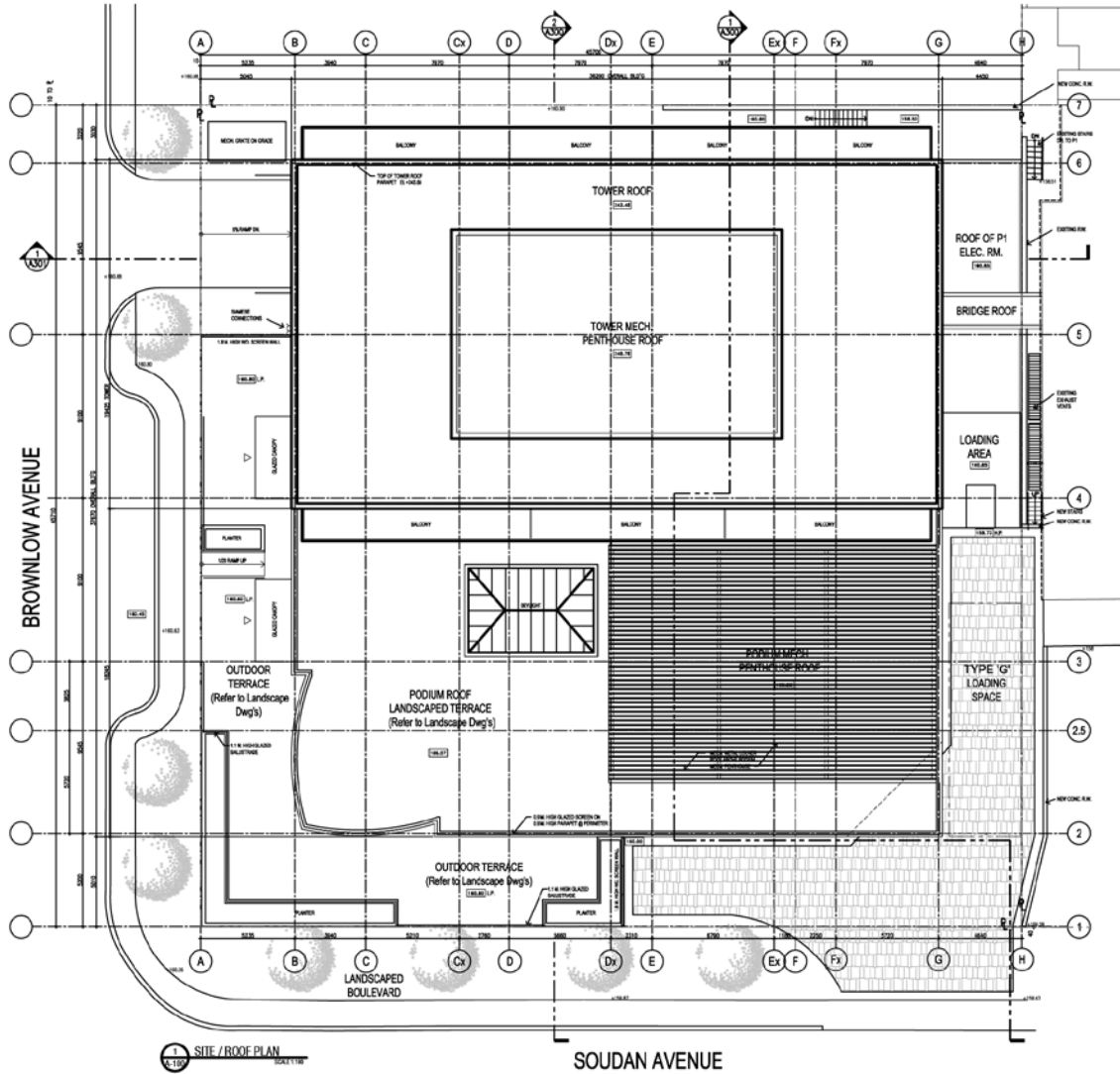
Lynda H Macdonald  
Acting Director, Community Planning  
Toronto and East York District

(P:\2018\Cluster B\pln\TEYCC\3513317065.doc) - lm

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

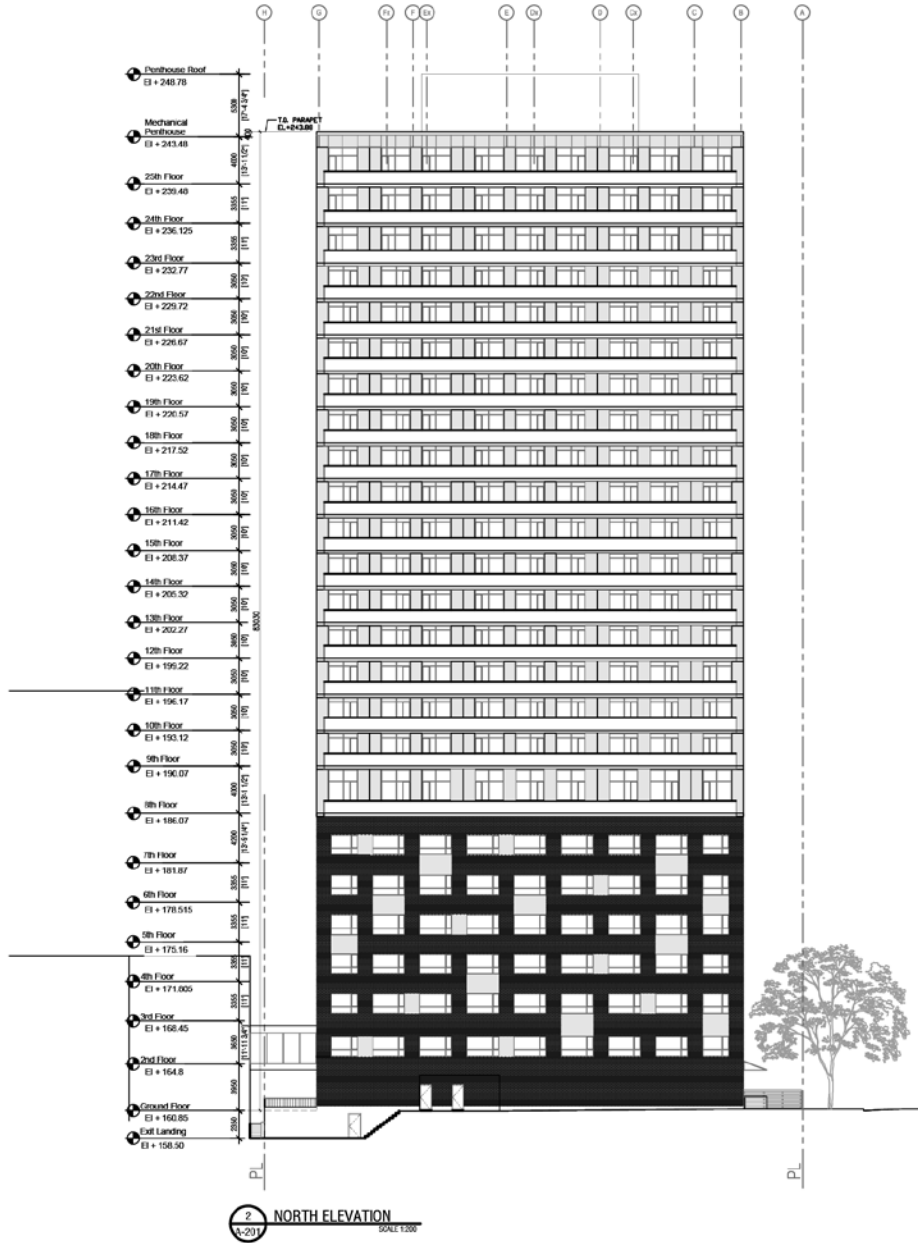
Not to Scale 

11/27/2017

700-730 Mount Pleasant Road,  
214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17\_257139\_STE 22 0Z

## Attachment 2: North Elevation



### North Elevation

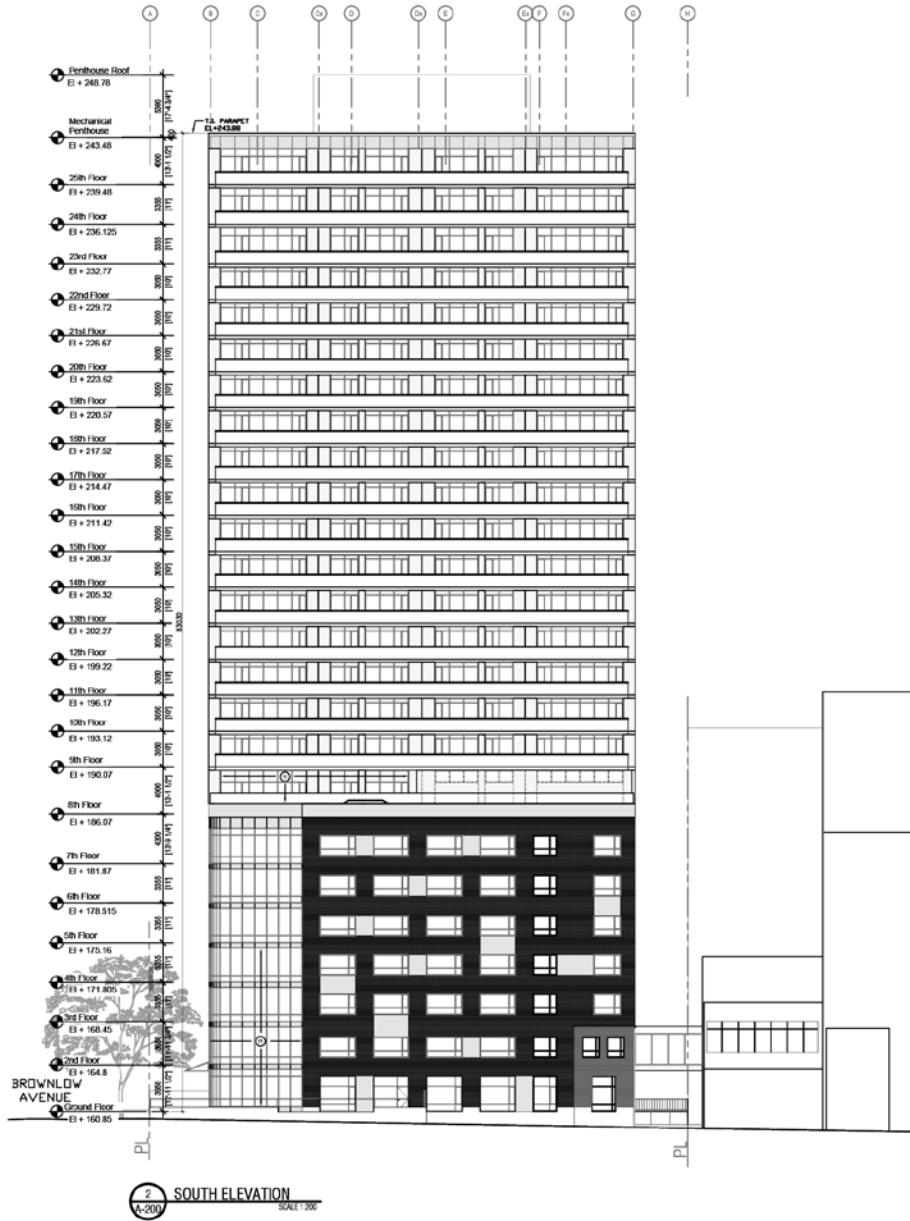
Applicant's Submitted Drawing

Not to Scale  
11/27/2017

700-730 Mount Pleasant Road,  
214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17\_257139\_STE 22 0Z

### Attachment 3: South Elevation



## South Elevation

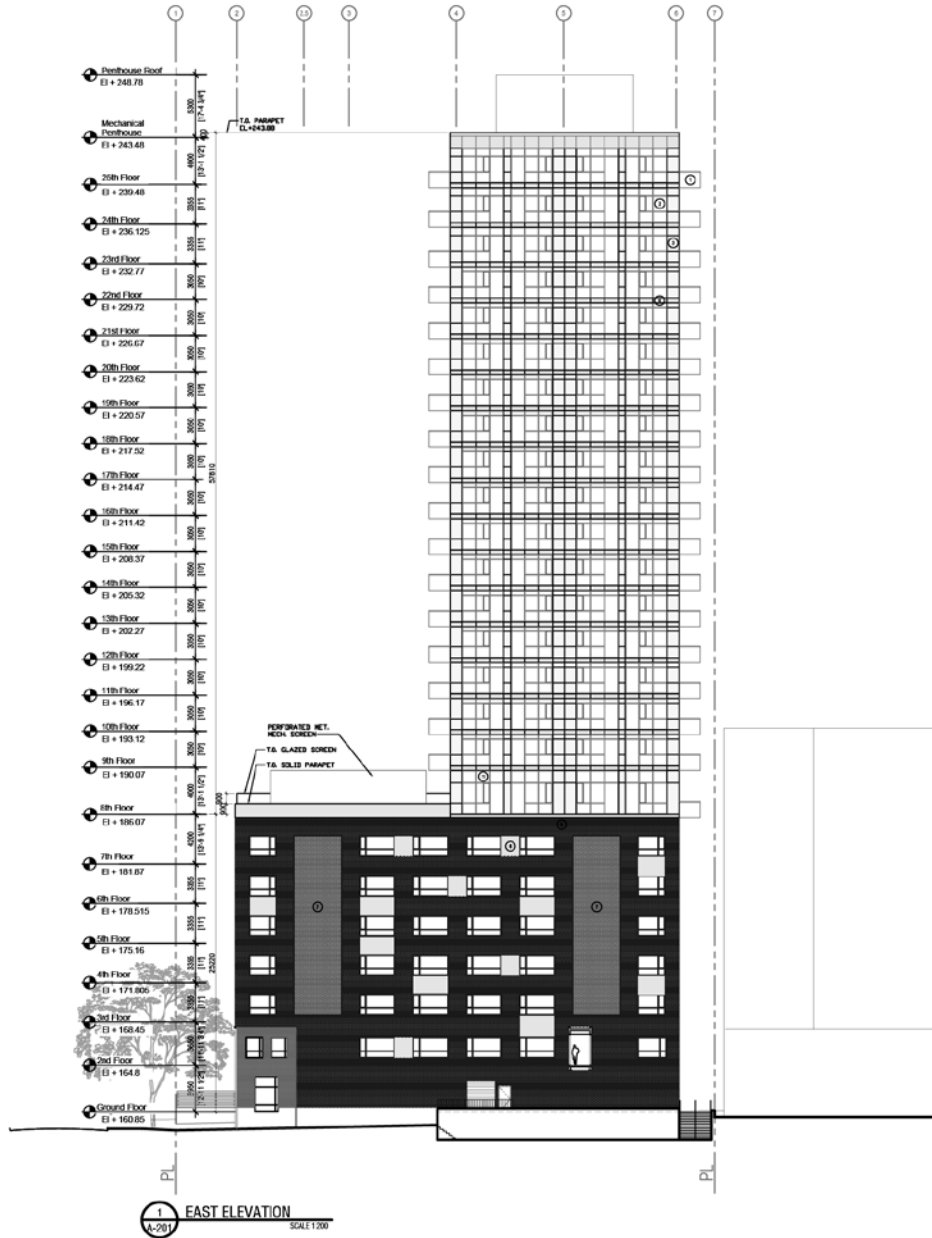
Applicant's Submitted Drawing

Not to Scale  
11/27/2017

700-730 Mount Pleasant Road,  
214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17\_257139\_STE 22 0Z

## Attachment 4: East Elevation



### East Elevation

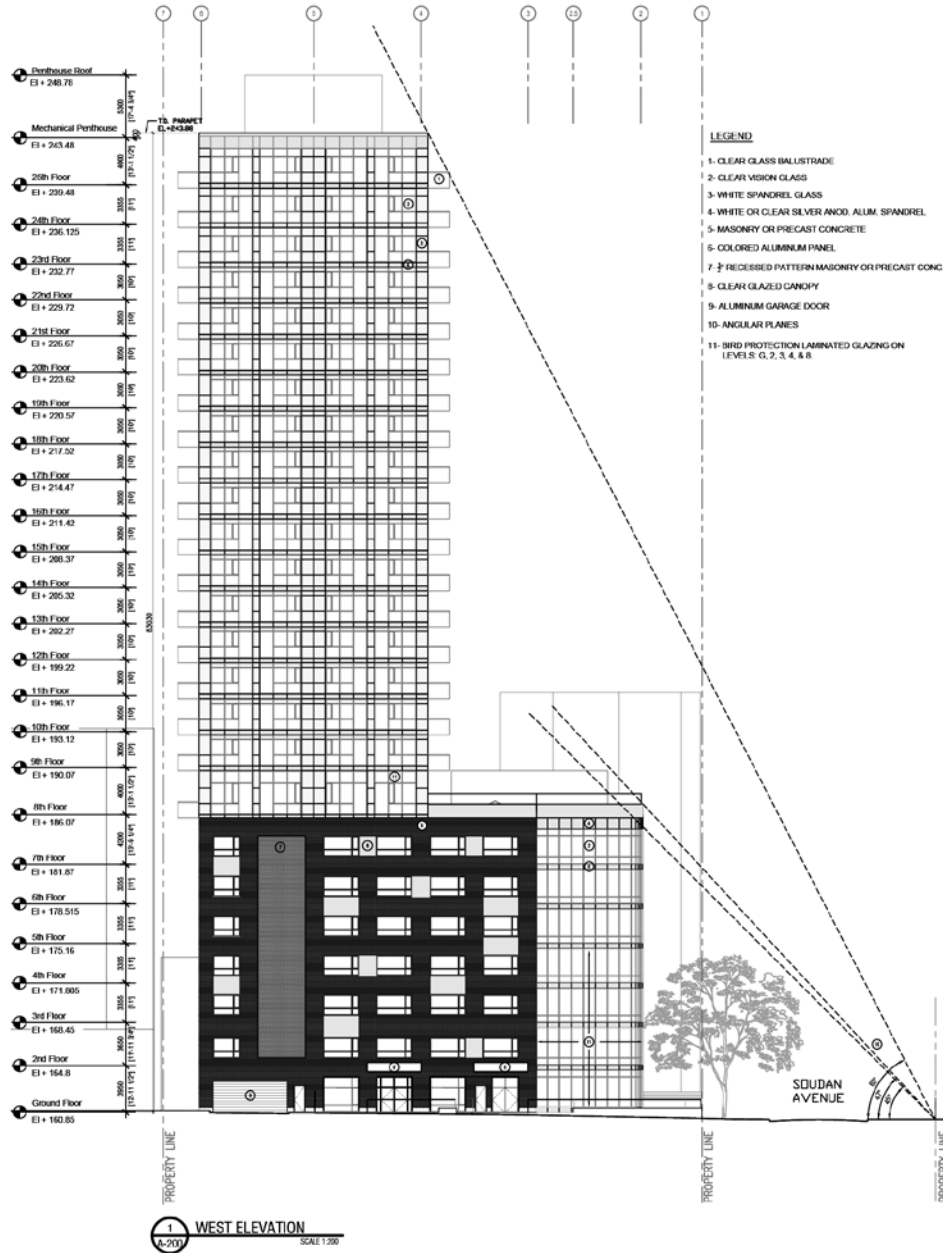
Applicant's Submitted Drawing

Not to Scale  
11/27/2017

**700-730 Mount Pleasant Road,  
214-226 Soudan Avenue & 19-21 Brownlow Avenue**

File # 17\_257139\_STE 22 0Z

# Attachment 5: West Elevation



## West Elevation

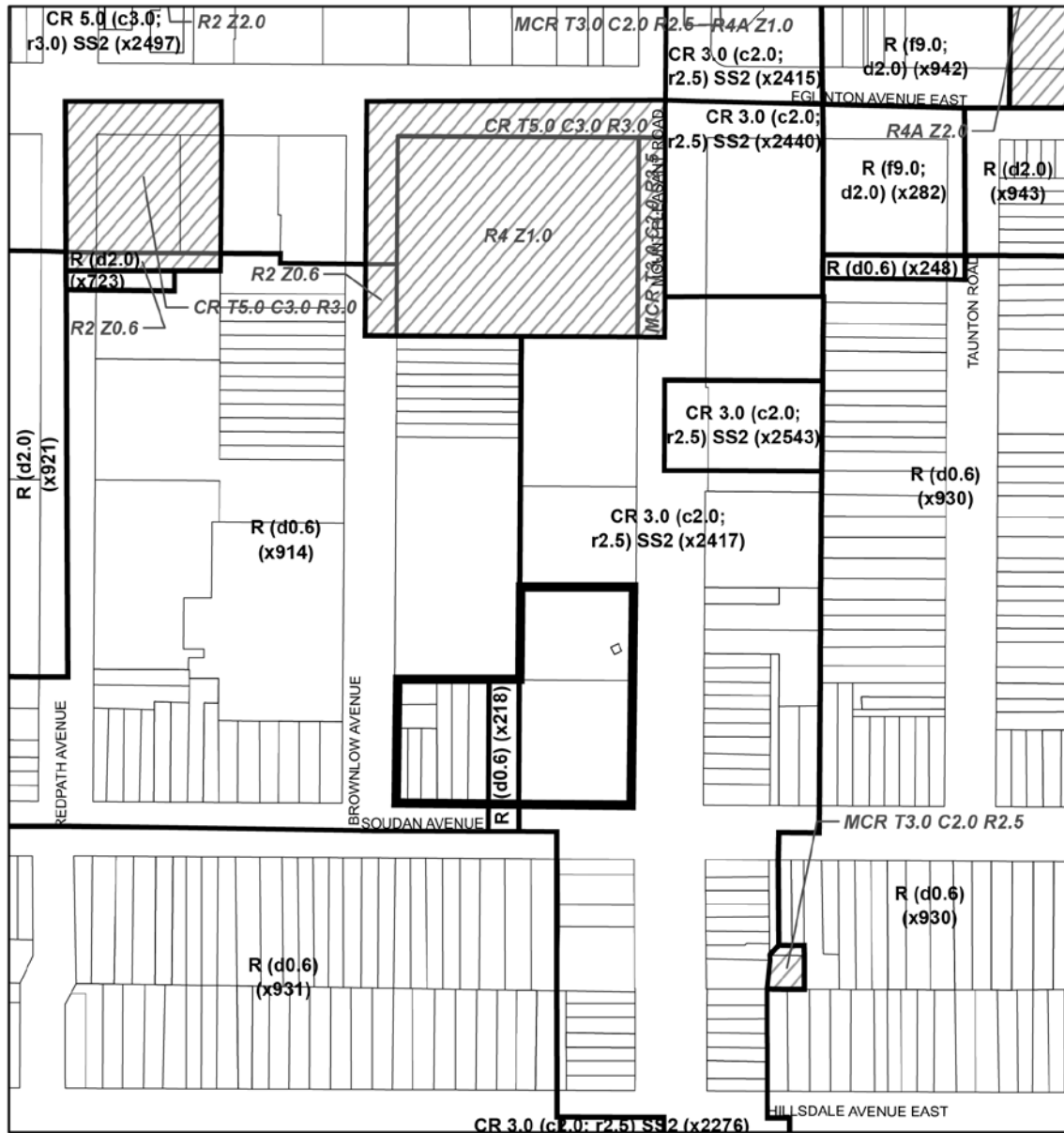
Applicant's Submitted Drawing

Not to Scale  
11/27/2017

700-730 Mount Pleasant Road,  
214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17\_257139\_STE 22 0Z

## Attachment 6: Zoning



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

**700-730 Mount Pleasant Road, 214-226 Soudan Avenue,  
19-21 Brownlow Avenue**

File # 17 257139 STE 22 OZ

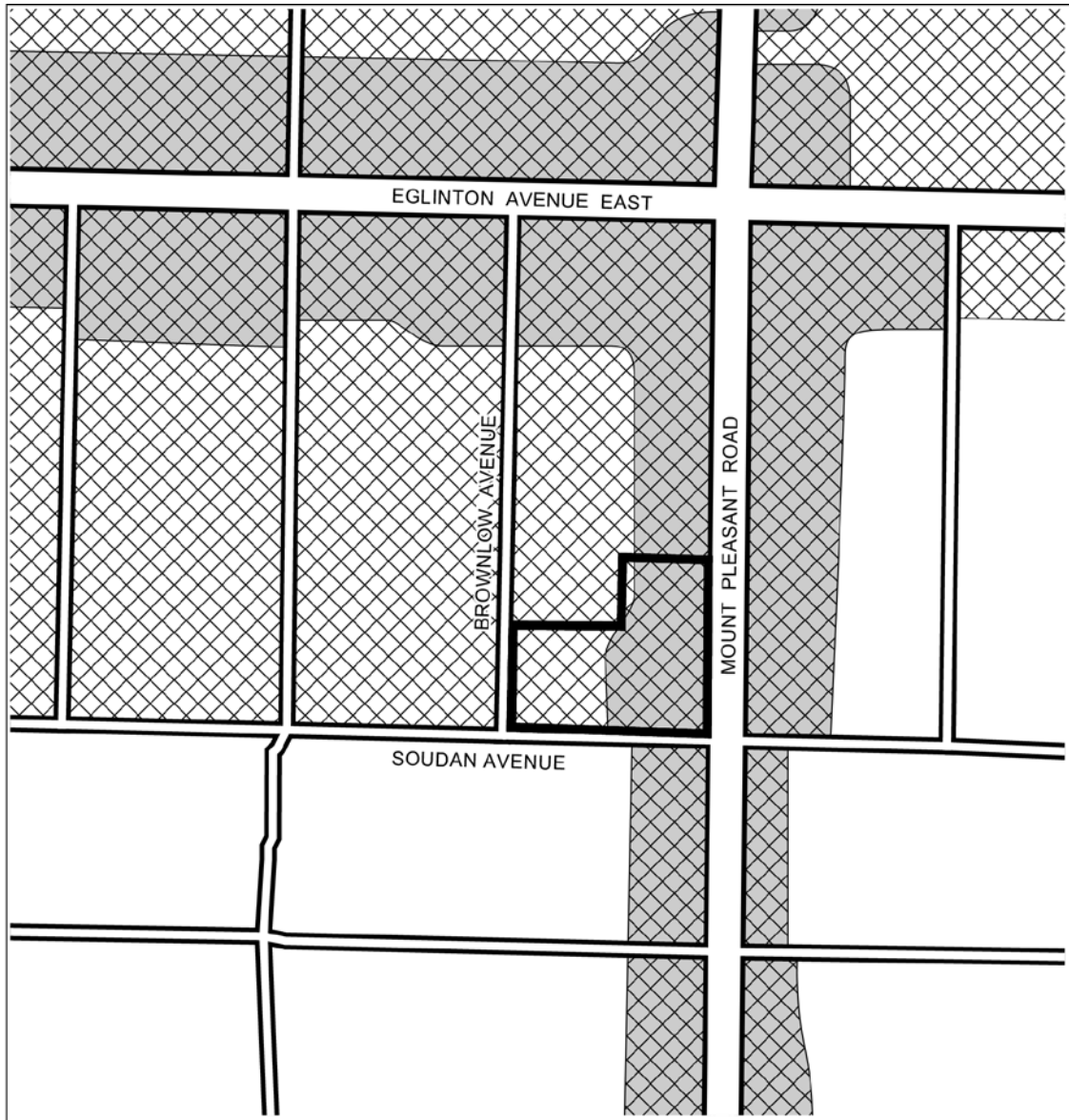
Location of Application  
**R** Residential    **CR** Commercial Residential

See Former City of Toronto By-Law No. 438-86  
**R2** Residential District  
**R4** Residential District  
**R4A** Residential District  
**CR** Mixed-Use District  
**MCR** Mixed-Use District

↑  
 Not to Scale  
 Extracted: 11/27/2017



## Attachment 7: Official Plan



**TORONTO**  
Official Plan

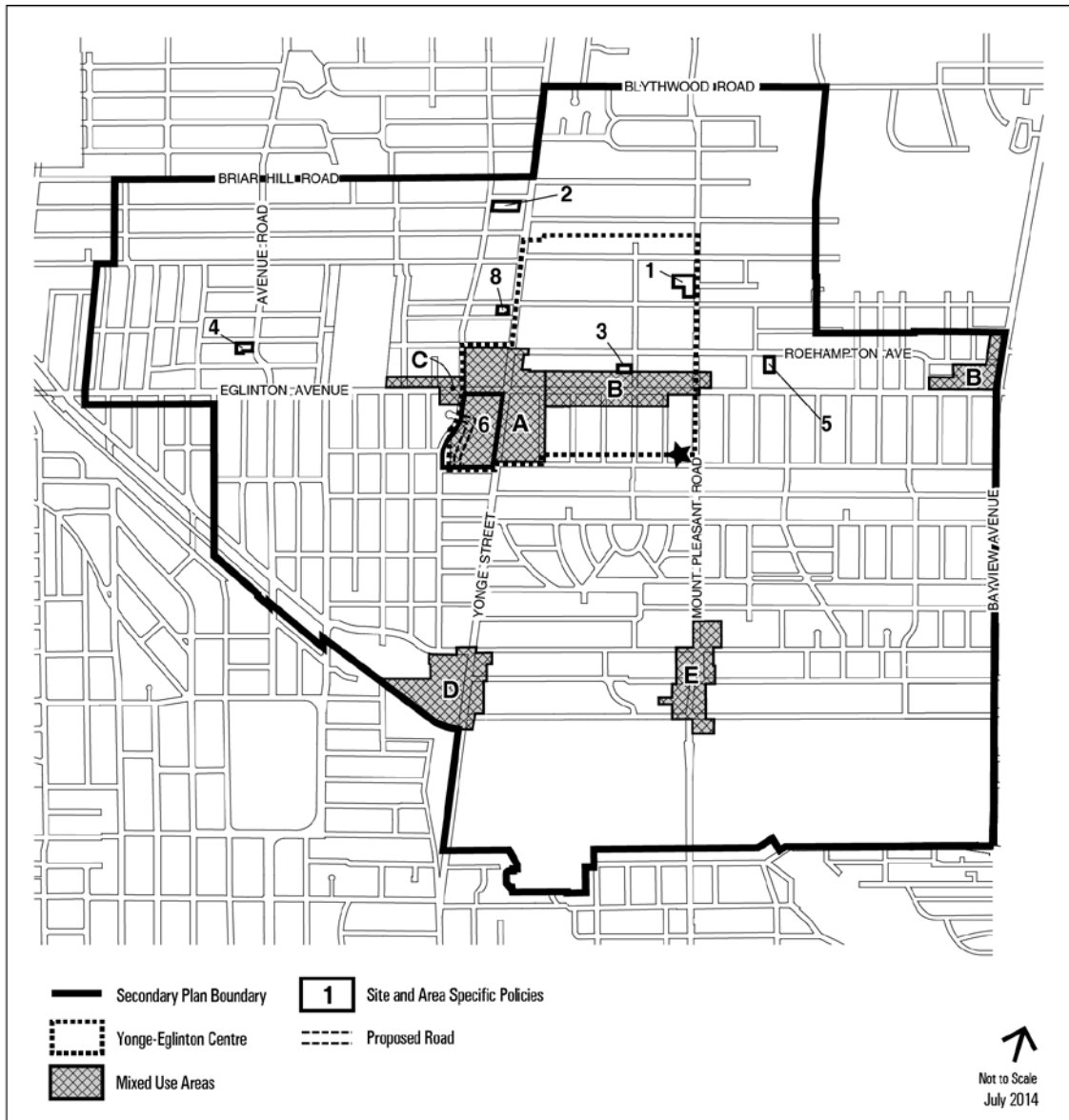
**700-730 Mount Pleasant Road,  
214-226 Soudan Avenue, 19-21 Brownlow Avenue**

File # 17 257139 STE 22 02



Not to Scale  
 11/27/2017

## Attachment 8: Yonge-Eglinton Secondary Plan



### Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

700-730 Mount Pleasant Road,  
214-226 Soudan Avenue,  
19-21 Brownlow Avenue

File # 17 257139 STE 22 0Z

★ Subject Site - 700-730 Mount Pleasant Road, 214-226 Soudan Avenue, 19-21 Brownlow Avenue

↑  
Not to Scale  
11/27/2017

## Attachment 9: Application Data Sheet

|                       |  |                     |                     |
|-----------------------|--|---------------------|---------------------|
| Application Type      | Rezoning   | Application Number: | 17 257139 STE 22 OZ |
| Details               | Rezoning, Standard   | Application Date:   | November 2, 2017    |
| Municipal Address:    | 700-730 MOUNT PLEASANT RD, 214-226 SOUDAN AVE, 19-21 BROWNLOW AVE  |                     |                     |
| Location Description: | PLAN 694 BLK 1 PT LOT 4 BLK H PT LOT 8 **GRID S2204  |                     |                     |
| Project Description:  | Expansion of Briton House Retirement Centre. The proposed 25-storey addition (88.6 mres including mech. penthouse) includes a 7-storey base building and adds 123 independent and semi-independent retirement dwelling units and 133 assisted nursing rooms. |                     |                     |

|   |   |  |  |
|---|---|--|--|
| <b>Applicant:</b>   | <b>Agent:</b>   | <b>Architect:</b>  | <b>Owner:</b>  |
| PAUL CHRONIS, WEIR<br>FOULDS LLP, 66<br>WELLINGTON ST W,<br>UNIT 4100, TORONTO, ON<br>M5K 1B7 | PAUL CHRONIS, WEIR<br>FOULDS LLP, 66<br>WELLINGTON ST W,<br>UNIT 4100, TORONTO, ON<br>M5K 1B7 | JULIAN JACOBS<br>ARCHITECTS, 36<br>EGLINTON AVE W,<br>SUITE 700, TORONTO,<br>ON, M4R 1A1 | WELLS GORDON<br>LIMITED, 720 MOUNT<br>PLEASANT RD, SUITE 1,<br>TORONTO, ON M4S 2N7 |

### PLANNING CONTROLS

|                            |                                 |                          |          |
|----------------------------|---------------------------------|--------------------------|----------|
| Official Plan Designation: | Apartment Neighbourhood         | Site Specific Provision: | 718-1999 |
| Zoning:                    | CR 3.0 (c2.0; r2.5) SS2 (x2417) | Historical Status:       | N        |
| Height Limit (m):          | 16                              | Site Plan Control Area:  | Y        |

### PROJECT INFORMATION

|                                    |        |         |                 |              |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 5,508  | Height: | Storeys:        | 25           |
| Frontage (m):                      | 80.1   |         | Metres:         | 83           |
| Depth (m):                         | 88.3   |         |                 |              |
| Total Ground Floor Area (sq. m):   | 4,405  |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 31,893 |         | Parking Spaces: | 265          |
| Total Non-Residential GFA (sq. m): | 4,080  |         | Loading Docks   | 2            |
| Total GFA (sq. m):                 | 35,973 |         |                 |              |
| Lot Coverage Ratio (%):            | 80     |         |                 |              |
| Floor Space Index:                 | 6.53   |         |                 |              |

### DWELLING UNITS

|              |               |
|--------------|---------------|
| Tenure Type: | Rental, Condo |
| Rooms:       | 195           |
| Bachelor:    | 60            |
| 1 Bedroom:   | 111           |
| 2 Bedroom:   | 59            |
| 3 + Bedroom: | 0             |
| Total Units: | 425           |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m):         | 31,893      | 0           |
| Retail GFA (sq. m):              | 4,080       | 0           |
| Office GFA (sq. m):              | 0           | 0           |
| Industrial GFA (sq. m):          | 0           | 0           |
| Institutional/Other GFA (sq. m): | 0           | 0           |

**CONTACT: PLANNER NAME: Alex Teixeira, Senior Planner**  
**TELEPHONE/EMAIL: (416) 392-0459 / Alex.Teixeira@toronto.ca**