

**700-730 Mount Pleasant Road, 214-226 Soudan Avenue and
19-21 Brownlow Avenue - Zoning Amendment -
Request for Interim Direction Report**

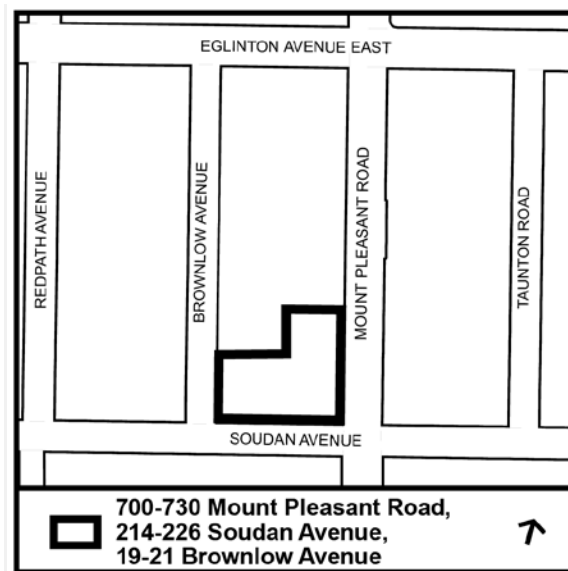
Date:	June 21, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	17 257139 STE 22 OZ

SUMMARY

This Report responds to an application where staff are currently not in a position to provide a Final Report to Council, but which could be appealed to the Local Planning Appeal Tribunal ("LPAT") due to a lack of decision during the break in Council's meeting schedule (July to December 2018).

The report sets out outstanding issues related to the application and makes an initial determination as to whether or not the application is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

This application proposes the expansion of the existing Briton House Retirement Centre. The proposed expansion consists of a 25-storey building (88.6 metres including mechanical penthouse) including a seven-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.



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Should the application be appealed to the LPAT, it is Staff's opinion that a decision to oppose the application in its current form is consistent with the PPS and would conform with the Growth Plan.

Issues to be resolved, as outlined in this report, include: height, setbacks, tower separation distances, transition, infrastructure capacity and Section 37 community benefits.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct City Staff to continue to review the application and resolve any outstanding issues detailed in this report (June 21, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. City Council direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form, should the application be appealed to the Local Planning Appeal Tribunal on the basis of Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*.
3. In the event that the Local Planning Appeal Tribunal allows the appeal in whole or in part, City Council direct the City Solicitor to request the Local Planning Appeal Tribunal to withhold the issuance of its final Order until:
 - a. the Tribunal has been advised by the City Solicitor that the final form and content of the draft Zoning By-laws are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b. the Tribunal has been advised by the City Solicitor that community benefits and other matters in support of the development are secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - c. the owner provides any necessary modifications to the Functional Servicing Report, Stormwater Management Report and Hydrogeological Report, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - d. the owner makes satisfactory arrangements with the Chief Engineer and Executive Director, Engineering and Construction Services to pay for and construct improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, in accordance with the Functional Servicing, Stormwater Management and Hydrogeological Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

Financial Impact

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

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on February 21, 2018 authorizing staff to conduct a community consultation meeting with an expanded notification area.

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 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

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 site of the existing Briton House Retirement Centre is included in the Zoning By-law Amendment application in order to have one site specific by-law for the entire facility.

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 and contains five independent-living dwelling rooms. The properties at 214-224 Soudan Avenue and 19-21 Brownlow Avenue are not currently part of the existing Briton House facility and contain semi-detached and detached houses. All of the buildings on the proposed expansion site would be demolished to facilitate the proposal. The total site area, including the existing Briton House Retirement Centre, is 5,508 square metres.

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. Further north along Brownlow Avenue are 3.5-storey townhouses and Eglinton Public School which also has frontage on Eglinton Avenue East.

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- 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 further 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. On April 26, 2018, City Council approved a settlement for a 21-storey residential building at 174-188 Soudan Avenue and 71-73 Redpath Avenue (File No. 15 247245 STE 22 OZ). 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 (File No. 13 169170 STE 22 OZ) and two residential towers at 24 and 26 storeys at 45-77 Dunfield Avenue (File No. 13 271686 STE 22 OZ).

Proposal

This Zoning By-law Amendment application proposes to permit a 25-storey building (87.93 metres in height including the mechanical penthouse) as part of the 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 base building is set back five metres from both Sudan Avenue and Brownlow Avenue. The ground floor includes the lobby entrances for the nursing suites in the base building and the independent living 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 133 nursing room/care suites, services and facilities. The application proposes a second floor connection to the existing Briton House Retirement Centre so residents can access its existing common amenity and service spaces.

The proposed tower includes 123 condominium residential dwelling units independent of the Briton House Retirement Centre. 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.

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

Statistics for the proposal are shown in the following table. Further information can be found in Attachments 1-5 and 8 of this report.

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Category	Proposal
Site Area (square metres) Existing Briton House Site Expansion Site Total	3,418 2,090 5,508
Building Height (metres)	83.03 (87.93 to top of Mechanical Penthouse)
Building Setbacks at Ground Level - Proposed Building (metres) North Lot Line Soudan Ave East Lot Line Brownlow Avenue	3.03 5.01 Attached to existing Briton House facility 5.23
Typical Tower Setbacks - Proposed Building (metres) North Lot Line Soudan Avenue East Lot Line Brownlow Avenue	3.03 23.25 4.64 5.23
Tower Floor Plate - Proposed Building (square meters)	703 (Gross Construction Area)
Gross Floor Area - Proposed Building (square metres) Total	19,593
Floor Space Index Total Existing and Proposed Building Addition	6.53
Number of Rooms - Existing Building Retirement Dwelling Rooms Nursing Dwelling Rooms Total	174 62 236
Number of Rooms - Proposed Building Retirement Dwelling Rooms Nursing Dwelling Rooms Total	123 133 256
Ground Floor Height (metres)	3.95
Parking - Existing Building (residential: visitor: non-residential: commercial garage)	182 (73:7: 46: 56)
Parking - Proposed Building (residential: visitor: non-residential: commercial garage)	87 spaces (79: 8: 0: 0)
Bicycle Parking - Existing Building Bicycle Parking - Proposed Building (long-term: short-term)	0 spaces 124 spaces (111: 13)
Loading Spaces Total	1 Type G

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Category	Proposal
Amenity Space - Existing (square metres)	
Interior Residential	1,600 (approximately)
Exterior Residential	0
New Amenity Space - Proposed Building (square metres)	
Interior Residential	232
Exterior Residential	280

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of a built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal official plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "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; 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.

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The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

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 Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Official Plan

The subject site is located in the *Yonge-Eglinton Centre* as shown on Map 2 – Urban Structure and is within the Yonge-Eglinton Secondary Plan area. The expansion site is designated *Apartment Neighbourhoods* and the existing Briton House Retirement Centre site is designated *Mixed Use Areas* on Map 17 – Land Use Plan. South of the site is a low-rise residential area designated *Neighbourhoods* in the Official Plan. The entire site is within the Midtown in Focus study area.

This application has been reviewed against the policies of the Official Plan as follows:

Section 2.2.2 Centres: Vital Mixed Use Communities

The site is located within the Yonge-Eglinton Centre. Centres play an important role in how we manage growth in the City. They are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed use settings with different levels of activity and intensity. Each Centre will have a secondary plan. Secondary Plans for Centres will, among other things, provide a supportive environment for residential and employment growth, including new commercial office space.

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The plan 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 modes (e.g. cycling and walking) and ensure that an appropriate transition is created between high growth areas and lower scale development, particularly *Neighbourhoods*.

Employment within the Yonge-Eglinton Centre is focussed at the Yonge Street and Eglinton Avenue East intersection and along Eglinton Avenue East. The Yonge-Eglinton Centre should continue to develop as both an office centre and a desirable living area. Through the development process, improvements will be made to the quality of the pedestrian realm, and new parks and open spaces will be created.

In July 2016, City Council directed staff to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan area 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 to use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Section 2.3.1 Healthy Neighbourhoods

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect neighbourhoods from negative impact. The policy provides the opportunity to determine, through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an Avenue Study or area based study. The policy requires City Council to make this determination at the earliest point in the process. The proposal is located within 60 metres of a *Neighbourhood* to the northeast.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized *Apartment Neighbourhood* sites.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The LPAT commenced the hearing of appeals of OPA 320 in May 2017 and the hearing process is ongoing.

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On December 13, 2017 the LPAT issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect.

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 will be located and organized to fit with its existing and/or planned context 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, 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 application proposes a new tall building 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 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.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The existing Briton House Retirement Centre is located in an area designated *Mixed Use Areas* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 7).

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*

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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.

Section 4.2 Apartment Neighbourhoods

Adjacent to the *Mixed Use Areas*, 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 7) which are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods* including residential uses, seniors and nursing homes and long-term care facilities .

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.

Chapter 5 – Implementation: Making Things Happen

Section 5.2.1 Secondary Plans

The site is in the Yonge-Eglinton Secondary Plan area within the Urban Growth Centre (see Attachment No. 4). The Official Plan states that Secondary Plans establish local development

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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.

Section 5.3.2 Implementation Plans and Strategies for City Building

Implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of this Plan. These implementation plans, strategies and guidelines, while they express Council policy, are not part of the Plan unless the Plan has been specifically amended to include them, in whole or in part, and do not have the status of policies in this Plan adopted under the Planning Act. Implementation plans, strategies and guidelines are needed to support the Plan's objectives overtime and provide more detailed implementation guidance.

Chapter 6 – Secondary Plans

21. Yonge-Eglinton

The proposed development is located in the Yonge-Eglinton Secondary Plan area (see Attachment 4). 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."

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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 as well as the public realm.

OPA 289 amended the Yonge Eglinton Secondary Plan incorporating five Place-Making Moves: Eglinton Green Line, Yonge Street and its Squares, Park Street Loop, Midtown Greenways, and Redpath Revisited as well as other public realm improvements such as midblock connections. An east-west mid-block pedestrian connection is required on the site by OPA 289.

On May 3, 2018 the LPAT issued an oral decision bringing OPA 289 into force and effect. There is no site specific appeal of OPA 289 for this site.

Midtown in Focus

Midtown in Focus is an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan area and includes OPA 289. It introduces a new planning framework for the Yonge-Eglinton area in Midtown Toronto to ensure that any changes to the planned context of the area are addressed comprehensively, rather than on a site-specific basis. The objective is to ensure that growth positively contributes to Yonge-Eglinton's continued livability and vitality by establishing a clear and up-to-date Secondary Plan and Official Plan policy framework for the area, and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

A Proposals Report was presented to Council in late 2017. The report included a proposed update to the Yonge-Eglinton Secondary Plan as well as updates related to the infrastructure assessments. The proposed Yonge-Eglinton Secondary Plan sets out a 25-year vision for Midtown 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, provides detailed direction on the appropriate scale and location of future growth, and links growth with the provision of infrastructure.

A Final Report on Midtown in Focus was deferred at the June 7, 2018 Planning and Growth Management Committee meeting. *The Midtown in Focus: Final Report* recommends adoption of amendments to the Official Plan and a new Yonge-Eglinton Secondary Plan (recommended Plan). The Planning and Growth Management Committee recommended that City Planning report back to the July 5, 2018 meeting of the Planning and Growth Management Committee to address a number of items including:

- the provision of affordable housing;
- opportunities for new parkland;
- applying holding provisions for the provision of physical infrastructure and community service facilities where necessary;

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- to undertake an additional assessment of the impact of increased growth within the Yonge-Eglinton Secondary Plan area and along the Yonge Street corridor, pertaining to subway capacity of Line 1;
- lowering building heights in the Soudan Apartment Neighbourhood, Eglinton Greenline, Yonge-Eglinton Crossroads and Redpath Park Street Loop Character areas; and
- increasing employment opportunities in certain *Mixed Use Areas*.

The recommended plan identifies the subject site is located within the Soudan Apartment Neighborhood. The Soudan Character Area is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and a limited number of tall buildings that transition down in height to Soudan Avenue. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown.

The policy directions in the recommended plan that are relevant to the review of this application include the following:

- a maximum height of 14 storeys;
- a minimum tower separation of 30 metres to other towers. Each site should provide half of the separation distance on the site;
- a maximum base building height of four-storeys;
- a maximum tower floor plate of 750 square metres (Gross Construction Area).
- minor increases to the floor plate size may be considered where the increases are required to address building structural requirements and where additional design attention is given to the shape and articulation of the tower to diminish the overall bulk and impacts and additional separation distances and setbacks above the minimum requirements are provided;
- minimum ratio of open space to building footprint is generally 55:45. The majority of open space will be soft landscaping; and
- the provision of parkland is an essential element of complete communities. New parkland will be provided to support and be concurrent with growth.

OPA 289 requires a minimum 5.0 metre setback at grade and above grade on Soudan Avenue and Brownlow Avenue. The setbacks will provide publicly accessible landscaped open spaces.

Zoning

Zoning By-law 569-2013

The eastern portion of the site that includes the existing Briton House Retirement Centre with the municipal addresses of 700 to 730 Mount Pleasant Road is zoned CR 3.0 (c2.0; r2.5) SS2 (x2417). It has a maximum density of three 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 Retirement Centre development (By-law No. 718-1999).

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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 western portion of the existing Briton House Retirement Centre (226 Soudan Avenue) and the remainder of the proposed Briton House expansion area (214 to 224 Soudan Avenue and 19 to 21 Brownlow Avenue) is zoned R (d0.6) (x218) and R (d0.6) (x914) respectively.

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.

Zoning By-law 438-86

The eastern portion of the property that includes the existing Briton House at 700 to 730 Mount Pleasant Road is zoned MCR T3.0 C2.0 R2.5 with a maximum density of three times the area of the site and a maximum height of height 16 metres. The permitted uses are similar to those permitted in By-law 569-2013 listed above for the subject properties.

The western portion of the existing Briton House Retirement Centre (226 Soudan Avenue) and the remainder of the proposed Briton House expansion area (214 to 224 Soudan Avenue and 19 to 21 Brownlow Avenue) is zoned R2 Z0.6 with a maximum density of 0.6 times the area of the site and a maximum height of 16 metres. The permitted uses are similar to those permitted in By-law 569-2013 listed above for the subject properties

Site Specific Zoning By-law 718-1999

By-law 718-1999 consolidated all of the previous Briton House retirement Centre approvals together with the then 1999-expansion programme northerly along Mt. Pleasant Road. Specifically, the By-law amendment provides for a “seniors residential building containing retirement uses, nursing care facilities, retail uses and a parking garage” with a combined 236 dwelling rooms where a “dwelling room means dwelling accommodation in a retirement home consisting of one or more habitable rooms and culinary or sanitary convenience or both”.

The By-law Amendment also provides for a maximum combined residential and non-residential gross floor area of all buildings of 16,750 square metres, including the retirement home uses, retail uses and the Green P commercial parking garage use. The maximum permitted building height is 36.4 metres excluding the mechanical penthouses.

Site Plan Control

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

Tall Building Design Guidelines

In 2013, City Council adopted the updated 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 of tall buildings to ensure they fit within their context and minimize their local impacts.

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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 from 0.6 to 6.53 times the site area and to establish the appropriate development standards for the proposed development. The application also proposes consolidating the zoning by-laws regulating the existing and expanded Briton House Retirement Centre into a single site specific by-law.

Community Consultation

On April 5, 2018, a community consultation meeting hosted by City Planning staff was attended by approximately 45 residents and other interested parties. The plans submitted on November 2, 2017 were presented to the community.

Concerns regarding the proposal expressed at the meeting, and through written submissions to the City Planning Division, include the following:

- potential loss of the grocery store on the existing Briton House site;
- condominium tenure of seniors units in the tower would allow people of any age to move into the building;
- proposal should conform to Midtown in Focus;
- increased traffic as a result of the development;
- height of the proposal; and
- shadow impacts on the surrounding properties.

Agency Circulation

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Complete Application

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.

The owner did not dispute the Notice of Incomplete Application under subsection 34(10.5) of the *Planning Act*. The applicant submitted the site specific by-law amending Zoning By-law 569-2013 on March 1, 2018 and the Pedestrian Level Wind Study on March 2, 2018. The hydrological review has not yet been submitted. To date, City Planning staff have not deemed this application complete.

The owner submitted an appeal package for the application on March 29, 2018 citing Council's refusal or neglect to make a decision within 120 days of the submission of the application. In accordance with the *Planning Act*, until Council has received the information and material required for a complete application, the 120 day time period for Council to make a decision on the application does not begin. City Legal staff are disputing the validity of the appeal.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* establishes a list of provincial interests that approval authorities, including the City of Toronto, shall have regard for when carrying out their responsibilities under the *Planning Act*.

The proposal, in its current form does not have regard to Section 2 r) which speaks to the promotion of built form that: (i) is well designed, (ii) encourages a sense of place and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These provincial interests and others are further articulated through Provincial Policy Statements that are released from time to time and through other area-specific Provincial Plans, such as the Growth Plan. The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017), including Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Should the application be appealed to the LPAT, Staff have determined that the proposal is not consistent with the PPS and does not conform with the Growth Plan for the following reasons:

- Policy 4.7 of the PPS states that: "the official plan is the most important vehicle for implementation". Furthermore, Section 4.7 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The proposed scale of the development is not appropriate, and does not conform to the policies of the in force Official Plan, including the Built Form and *Mixed Use Areas* policies.
- The Growth Plan contains policies related to setting minimum intensification targets throughout delineated built-up areas (Section 2.2.2.4). The proposed development however, does not conform with Section 2.2.2.4.b) of the Growth Plan as it does not represent an appropriate scale of development for the surrounding area. Further, the proposed development does not conform with Section 5.2.4.5.b) requiring the type and scale of development to be contextually appropriate.

Midtown in Focus: Growth, Built Form and Infrastructure Review

New and proposed development in the Yonge-Eglinton area is occurring at a rate, scale, and intensity that exceeds the City's projections made in the previous decade. The updated policies and infrastructure strategies resulting from the Midtown in Focus Review will provide more direction in the Yonge-Eglinton Secondary Plan.

The Midtown in Focus Review has involved extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more to establish a clear and up-to-date planning framework for the Yonge-Eglinton area. This framework will include a built form vision and principles for the entire Secondary Plan area as well as for specific character areas, and identify a structure plan to inform and shape decisions on land use, density and heights of buildings, and provide enhanced direction for transition between areas of different scale and density. In addition, the plan will provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure.

The City is undertaking a review of the Yonge-Eglinton Secondary Plan area to ensure that any changes to the planned context of the area are addressed comprehensively, rather than on a site-specific basis.

As the Midtown in Focus Review addresses the area character, urban structure, land use, built form and other matters affecting the potential redevelopment of the subject site, and given the significant intensification proposed by the application that is beyond the permissions in the existing planning framework, the proposal should be reviewed in the context of the on-going study.

The application, as proposed, does not conform to a number of the recommended Yonge-Eglinton Secondary Plan policies. The proposed application does not adequately address a number of policy recommendations including the following:

	Midtown in Focus	Proposed Building
Maximum height	14 storeys	25 storeys
Maximum base building height	4 storeys	7 storeys
Base building setback	Yes	No
Maximum building setback at and above grade	5 metres of both Brownlow Avenue and Soudan Avenue. The setbacks will provide publicly accessible landscaped open spaces.	Private outdoor terraces and portions of the parking garage in setback. Truck turning area along Soudan Avenue frontage.

	Midtown in Focus	Proposed Building
Minimum tower separation	30 metres (15 metre setback from lot line)	Approx. 18.4 metres to the building to north (3.03 metre setback to the north lot line) and 15.9 metres to the the building to the east (4.64 metres to the east lot line).
Open Space	Minimum ratio of open space to building footprint is generally 55:45. The majority of open space will be soft landscaping.	Information not provided.

Land Use

The expansion site is designated *Apartment Neighbourhoods* and the existing Briton House Retirement Centre site is designated *Mixed Use Areas* on Map 17 – Land Use Plan. South of the site is a low-rise residential area designated *Neighbourhoods* in the Official Plan.

Apartment Neighbourhoods which are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods* including residential uses, seniors and nursing homes and long-term care facilities.

Height, Massing and Transition

This application has been reviewed against the Official Plan policies, the Yonge-Eglinton Secondary Plan policies and the Tall Building Urban Design Guidelines described in the Issue Background section of the report.

The expansion site is located within the Yonge-Eglinton Secondary Plan area. It straddles the boundary of the Yonge-Eglinton Centre and is designated as *Apartment Neighbourhoods*. The expansion site is directly across the street from a stable low-rise *Neighbourhood* comprised of two-storey houses on the south side of Soudan Avenue.

The proposal does not transition down to the *Neighbourhoods* designated area to the south as required by the Official Plan.

The Secondary Plan identifies that Yonge-Eglinton Centre's *Apartment Neighbourhoods* are largely built-up and considered to be physically stable. It is an objective of the Yonge-Eglinton Secondary Plan to secure a transition in height and scale from development in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*. Development in these *Apartment Neighbourhoods* will comply with the policies of the Official Plan, particularly Sections 2.3.1 (*Healthy Neighbourhoods*) and 4.2 (*Apartment Neighbourhoods*).

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Policy 2.3.1.2 in the Official Plan requires that developments in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*.

Policy 3.1.2.3 in the Official Plan requires that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.

Policy 4.2.2 in the Official Plan requires development in *Apartment Neighbourhoods* to contribute to the quality of life by locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*.

Policy 2.7 in the Yonge-Eglinton Secondary Plan states that in order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of this Secondary Plan to:

- b) secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*;
- e) direct higher density residential development proposals within the *Apartment Neighbourhoods* to sites with nearby Subway Station Access.

North of the site is a 15-storey apartment building along Brownlow Avenue. Further north along Brownlow Avenue are 3.5-storey townhouses and Eglinton Public School which also has frontage on Eglinton Avenue East. The proposed site is directly across the street from a stable low-rise *Neighbourhood* comprised of two-storey houses on the south side of Soudan Avenue. At 25-storeys (83.03 metres) including a seven-storey (25.22metre) base building, the proposed development steps up to toward the low-rise *Neighbourhood* to the south and does not provide an adequate transition in height, density and scale from the *Apartment Neighbourhoods* designated area in which it is located to the lower-scale *Neighbourhoods* designated lands to the south.

The base building does not frame the edge of Soudan Avenue with good proportion. Policy 3.1.2.4 in the Official Plan requires that new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas.

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The Tall Building Design Guidelines provide direction of the appropriate height of base buildings identifying a minimum base building height between 10.5 metres and 80% of the adjacent street right-of-way width. Additional base building height may be appropriate with a stepback of at least three metres, provided that the total height does not exceed 100% of the adjacent street right-of-way width up to a limit of 24 metres in height.

The subject site is located along Soudan Avenue and Brownlow Avenue which both have right-of-way widths of approximately 20 metres. The proposed base building rises to seven-storeys (25.22 metres) with no stepbacks on any of the buildings facades.

The proposed tower does not provide appropriate separation distances to adjacent towers. The Tall Building Design Guidelines establish a minimum 25 metre separation distance between towers in order to minimize negative impacts on the public realm and neighbouring properties, such as adverse shadowing, pedestrian-level wind, and blockage of sky view, and maximize the environmental quality of building interiors, including daylighting, natural ventilation, and privacy for building occupants.

The Tall Building Design Guidelines identify a minimum 12.5 metre tower setback from the side and rear property lines in order to avoid a “first-to-the-post” development scenario, whereby the need to provide access to sunlight, sky view, privacy, and daylighting, may restrict adjacent sites from developing in a similar manner.

The proposed tower is located 3.03 metres from the north (rear) lot line, 23.23 metres from the south lot line (Soudan Avenue), 5.03 metres from the west lot line and 4.64 metres from existing Briton House Retirement Centre facility to the east.

The tower setback long the north (rear) property line of 3.03 metres results in a the tower separation distance of approximately 18.40 metres from the existing 15 storey apartment building at 55 Brownlow Avenue to the north. The setback of the proposed tower from the east (side) property line of 4.64 metres results in a tower separation distance of approximately 15.9 metres to the existing 12-storey tower that is part of the existing Brinton House Retirement Centre. Both separation distances are significantly less than the tower separation distance of 25 metres in the Tall Building Design Guidelines and would result in negative impacts on the sky views from the public realm.

The proposed building does not adequately relate to the existing and planned context in terms of building height. Policy 3.1.2.3.2 in the Official Plan requires that tall building proposals will address key urban design considerations, including: c) demonstrating how the proposed building and site design relate to the existing and/or planned context.

This site is located at the edge of the *Apartment Neighbourhoods* designation immediately north of a low-rise *Neighbourhoods* designated area. Within the context of the area between Yonge Street, Mount Pleasant Road, Soudan Avenue and Eglinton Avenue East, existing and approved buildings along the north side of Soudan Avenue generally decrease in height from Yonge Street toward Mount Pleasant Road. The proposed building represents an increase in

building height toward Mount Pleasant Road and does not adequately address the lower scale built form of the *Neighbourhoods* designated area to the south.

Wind

The pedestrian-level wind study submitted with the application concludes that:

- wind conditions on and around the surrounding public sidewalks along Soudan Avenue and Brownlow Avenue would be suitable for walking or better during each seasonal period;
- the existing café patio at the southwest corner of the intersection of Soudan Avenue and Mount Pleasant Road would be comfortable for sitting throughout the year;
- the ground floor terrace and building entrances at the southwest corner would be calm and suitable for sitting from the late spring through the autumn, becoming suitable for sitting or standing during the remaining seasons;
- the green space north of the site at 55 Brownlow Avenue would be comfortable for sitting or standing during the summer and suitable for standing or walking during the remaining seasons; and
- the landscaped terrace at level eight would be comfortable for sitting or more sedentary activities throughout the warmer months.

Further analysis is required to determine if there are opportunities to improve wind conditions resulting from the proposed development by including tower stepbacks and other wind mitigation measures in the design. The proposed tower does not step back from the base building on the north, west and east sides.

Sun, Shadow

The applicant submitted shadow studies which show the extent of the shadow from the proposed building on March 21st and September 21st. The proposal casts shadows on Brownlow Avenue from 9:18 am to 11:18 am and on Mount Pleasant Road at approximately 2:00 pm. Most of the shadow from the proposed building on Mount Pleasant Road would fall within the shadows cast by the existing Briton House Retirement Centre. The proposal would shadow *Neighbourhoods* designated properties east of Mount Pleasant Road between 4:18 pm and 6:18 pm. The proposal does not shadow any parks. Staff find the shadow impacts of the proposed development, particularly on the *Neighbourhoods* to the east, would be improved through a reduction of the overall building height.

Public Realm

The Yonge-Eglinton Secondary Plan was amended by OPA 289 to require minimum building setback of five metres on both Soudan Avenue and Brownlow Avenue in order to provide publicly accessible landscaped open spaces. The proposed development includes private outdoor terraces and above-grade projections of the parking garage within the required setbacks. In addition the applicant is proposing a truck turning area along the Soudan Avenue frontage. The proposed development does not conform to the policies of OPA 289.

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Servicing

Staff have requested that the applicant submit a revised functional servicing report to address storm and sanitary sewer capacity, hydrant flow pressure and confirm whether the proposed development will require groundwater to be pumped and discharged into the sewer.

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.

Traffic

In support of the subject proposal, the applicant submitted a Transportation Impact Assessment that estimates that the proposed development will generate approximately 62 and 68 two-way vehicular trips during the weekday AM and PM peak hours, respectively. Transportation Services staff have reviewed the Transportation Impact Assessment and determined that the traffic resulting from the proposed development is acceptable.

Parking

The applicant is proposing a total of 87 parking spaces, including 79 resident spaces and 8 visitor spaces located in a three-level underground parking garage. Transportation Services staff have reviewed the parking study submitted in support of the application and have determined the proposed number of parking spaces is acceptable.

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

The residential component of this proposal consisting of dwelling units (i.e. condominium units) is subject to a 10% parkland dedication while the residential component of this proposal consisting of dwelling rooms (i.e. nursing/assisted living rooms) is subject to a 5% parkland dedication. The alternative dedication by-law rate does not apply to the nursing/assisted living dwelling rooms as they do not possess both culinary and sanitary facilities. In total, the parkland dedication is 168 square metres. Parks, Forestry & Recreation staff have determined that a dedication of this size at this location would limit its functional programmability. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.

Tree Preservation

The applicant has submitted an arborist report and tree removal plan indicating that the proposed development will require the removal of four privately-owned trees protected under

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

the provisions of the Private Tree By-law, which would require 12 replacement trees to be planted. Where tree planting to replace trees removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry & Recreation will accept a cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. Only large growing shade tree species which are provided an appropriate growing environment and soil volume will be counted in the 3:1 replacement ratio.

The applicant is proposing to remove eight City-owned trees which are protected under the provisions of the City's Street Tree By-law. The applicant would be required to replace the City-owned trees and provide a tree loss payment at the assessed monetary value of the trees being removed. The applicant must submit an application to Urban Forestry requesting permission to remove both privately and publicly-owned trees.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant 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. Section 5.1.1 of the Official Plan allows the City to pass a Zoning By-law to grant a height and/or density increase for a particular project that is greater than the Zoning By-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City would be established if the project is ultimately approved.

Since 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 benefit. In the event that this application is appealed and proceeds to a full LPAT hearing and the LPAT grants additional density and/or height beyond that which is permitted in Zoning By-law, the City will request that the LPAT withhold its final order until the City has an agreement with the applicant to secure the appropriate community benefits. Such benefits could include contributions (as deemed appropriate by City Council) for:

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

Conclusion

The proposal has been reviewed against the policies of the PPS, the Growth Plan and the Official Plan. Staff are of the opinion that the proposed development is not consistent with the PPS and does not conform with the Growth Plan, and does not conform with the Official Plan.

The proposal does not conform with the Official Plan policies, including the Healthy Neighbourhoods, Built Form, *Apartment Neighbourhoods*, and the Yonge-Eglinton Secondary Plan policies. In addition, the following staff and community concerns have not been resolved.

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

- Base building height;
- Base building setbacks in accordance with OPA 289;
- Overall building height;
- Tower setbacks and separation distances;
- Built form and height transition to the east and south; and
- Infrastructure capacity.

Staff recommend the City oppose the application in its current form and, should it be subject to a valid appeal to the LPAT by the applicant for City Council's failure to make a decision within the mandated timelines under the *Planning Act*, direct the City Solicitor, and appropriate City staff, to attend and oppose the application in its current form.

In the interim, staff recommend that City Council direct City Staff to continue to review the application and resolve any outstanding issues detailed in this report.

CONTACT

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

SIGNATURE

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

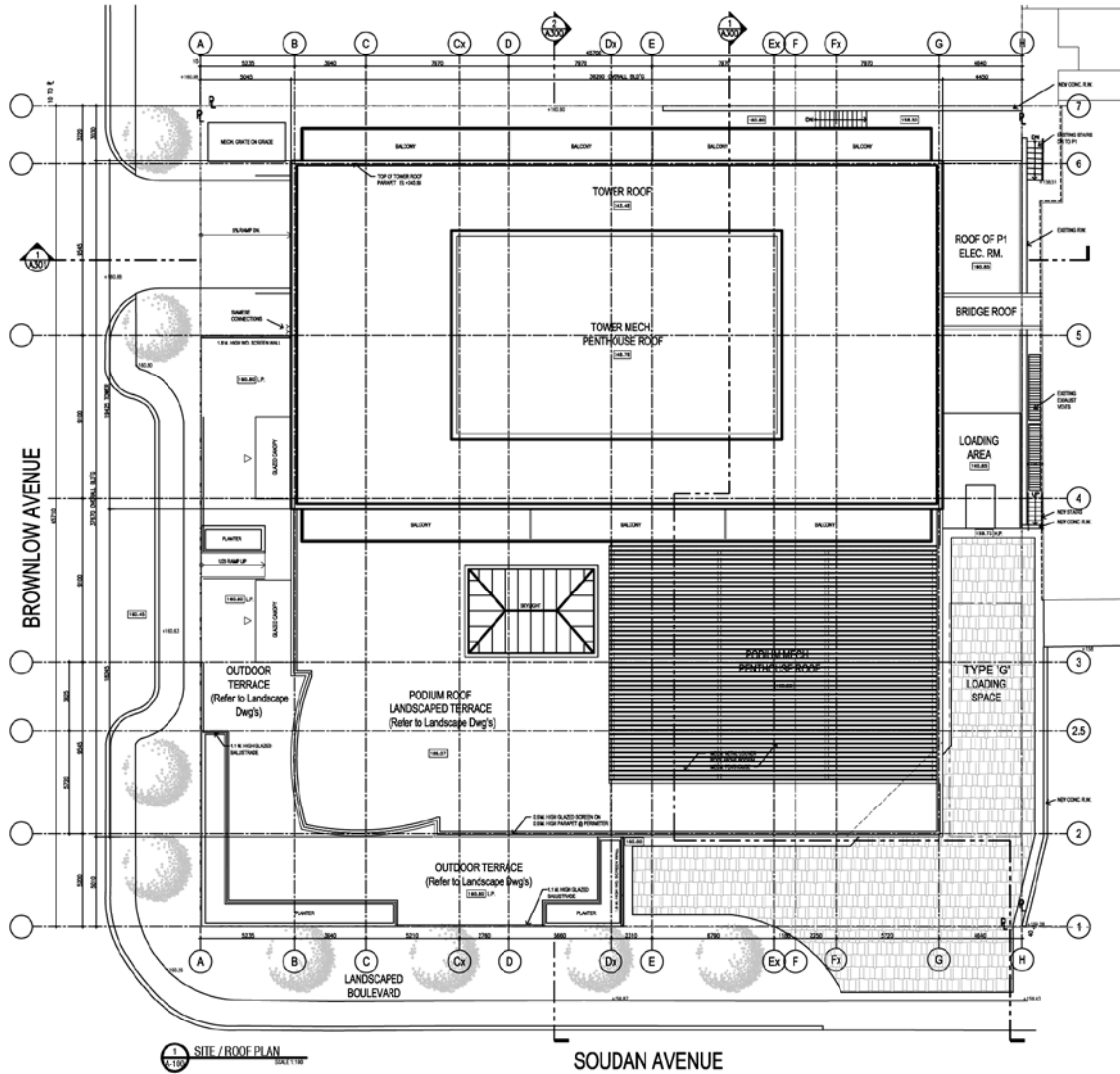
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ATTACHMENTS

- 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

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

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
11/27/2017



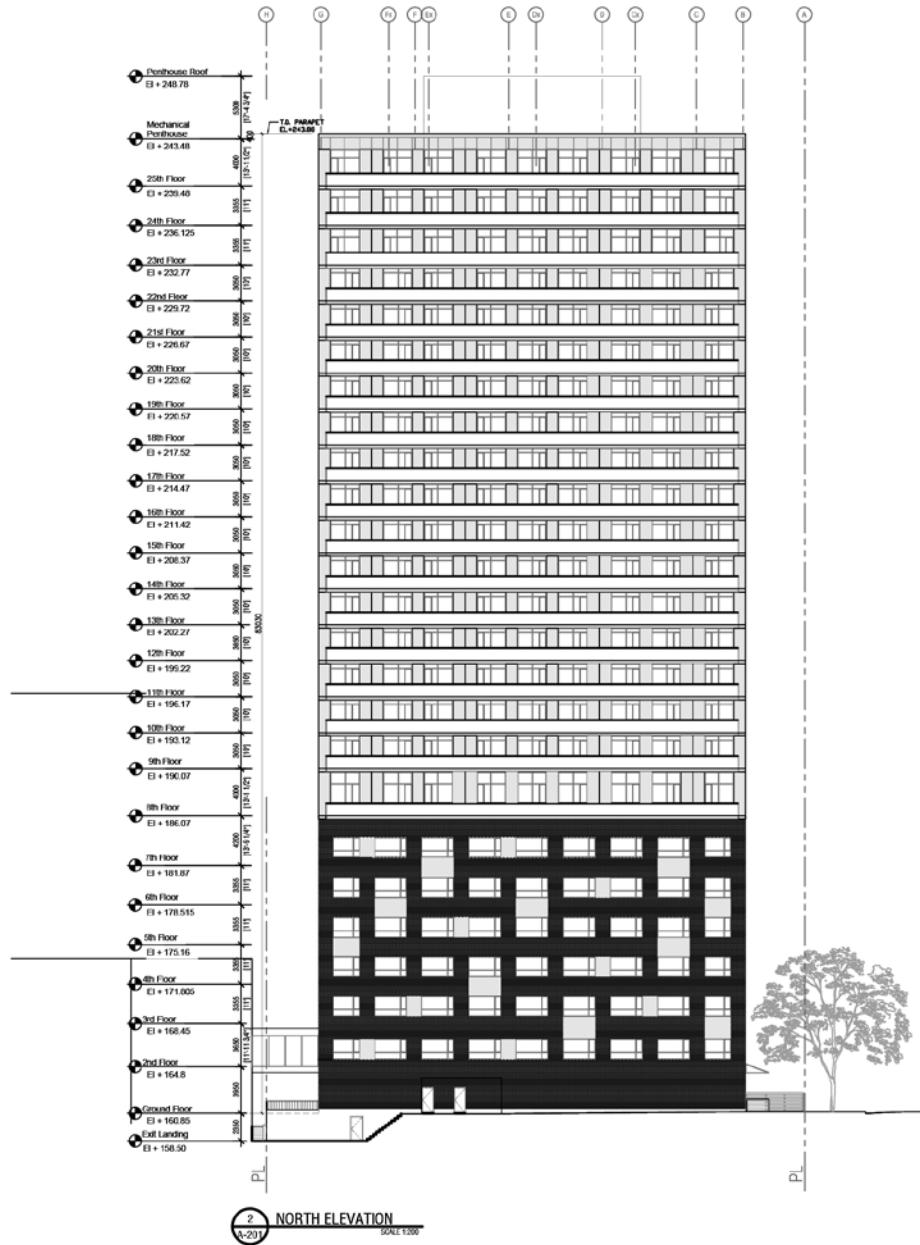
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214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17_257139_STE 22 0Z

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

Attachment 2: North Elevation



North Elevation

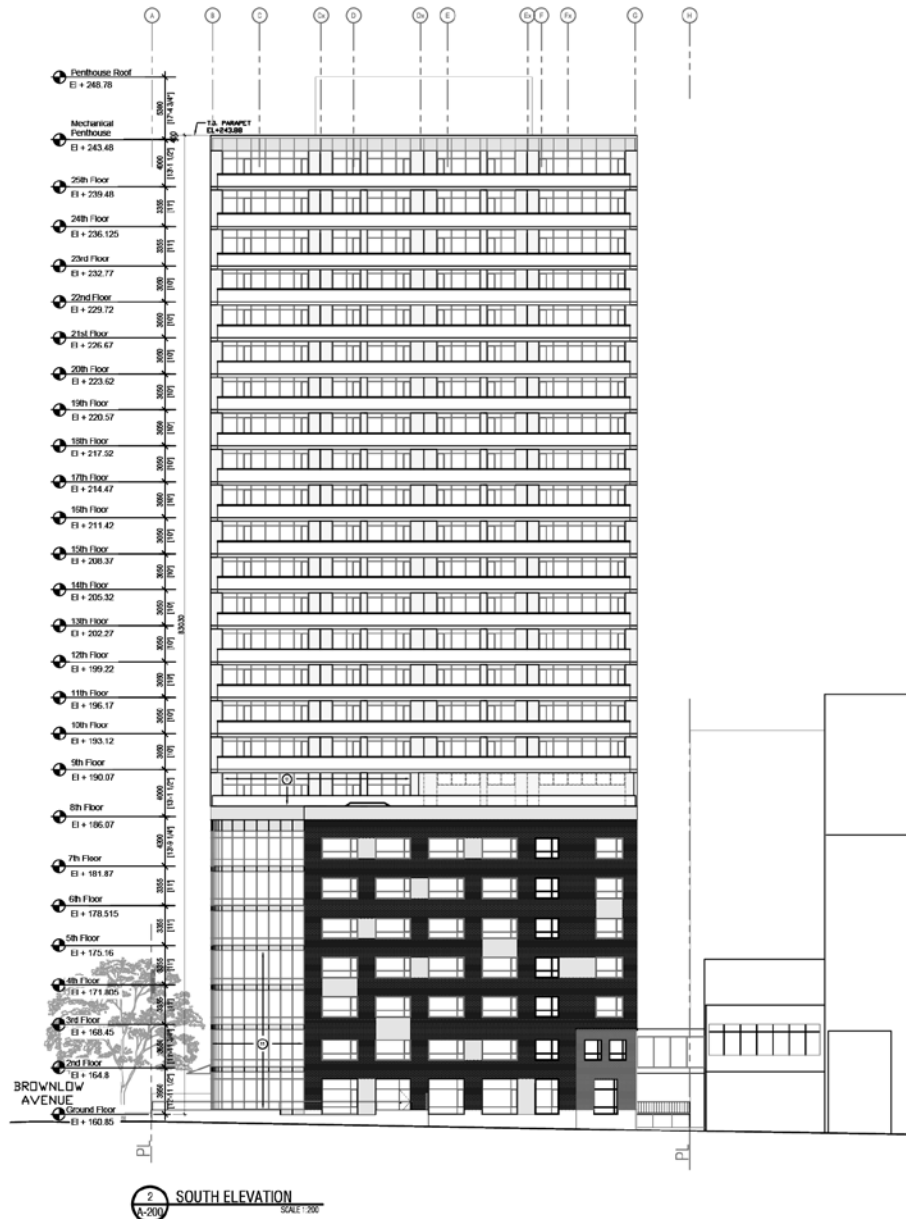
Applicant's Submitted Drawing

Not to Scale
11/27/2017

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

File # 17_257139_STE 22 OZ

Attachment 3: South Elevation



South Elevation

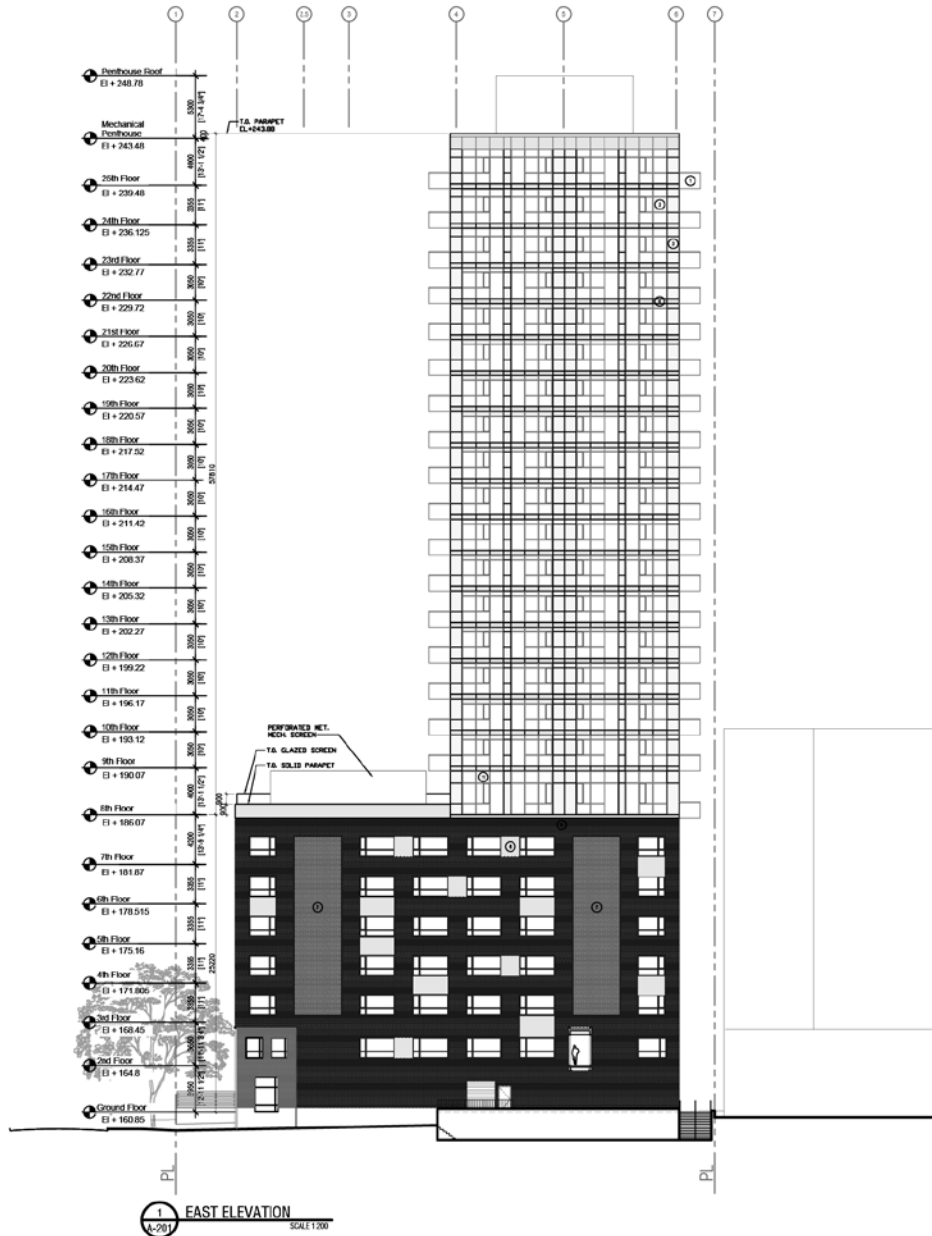
Applicant's Submitted Drawing

Not to Scale
11/27/2017

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

File # 17_257139_STE 22 OZ

Attachment 4: East Elevation



East Elevation

Applicant's Submitted Drawing

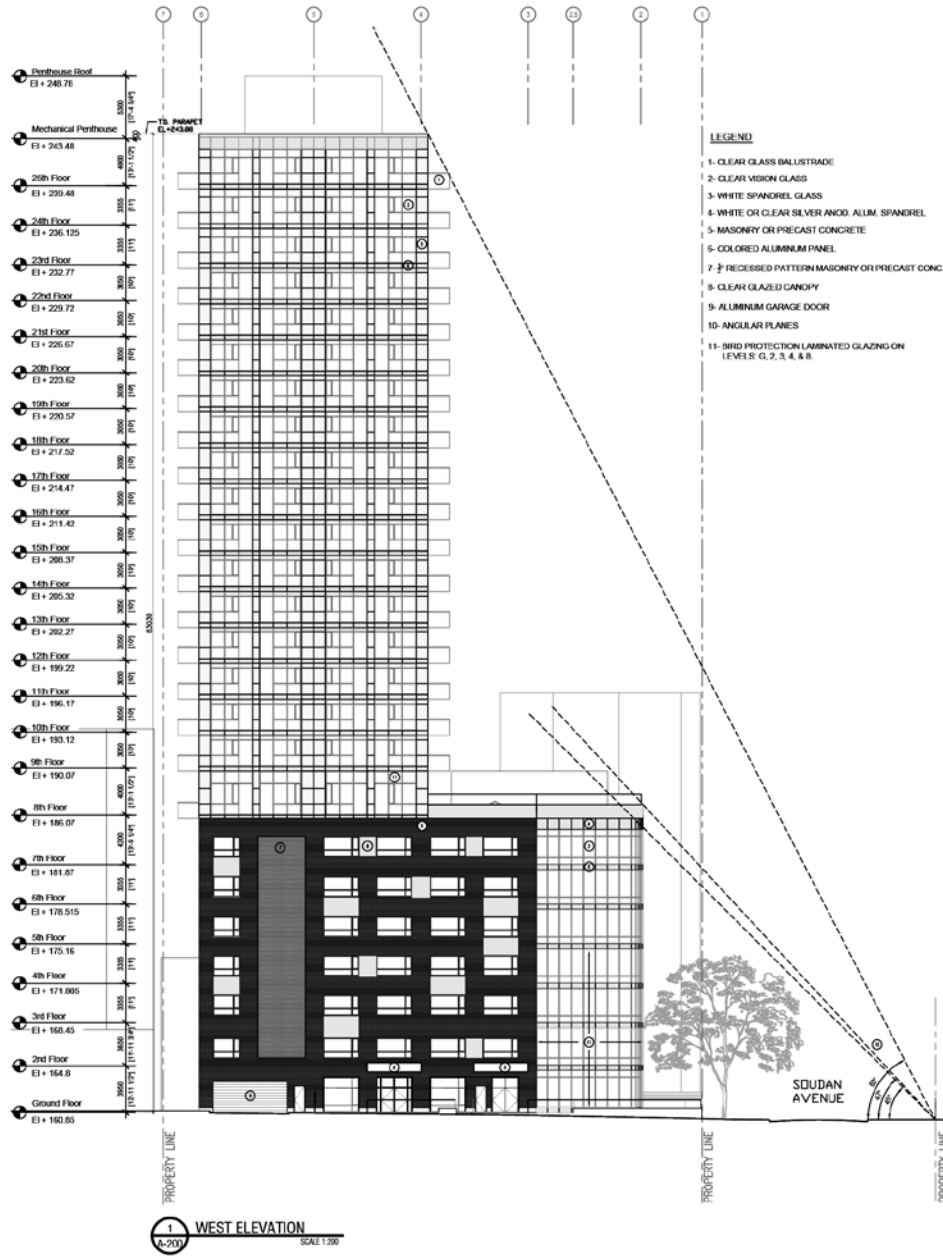
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700-730 Mount Pleasant Road,
214-226 Soudan Avenue & 19-21 Brownlow Avenue

File # 17_257139_STE 22 OZ

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

Attachment 5: West Elevation



West Elevation

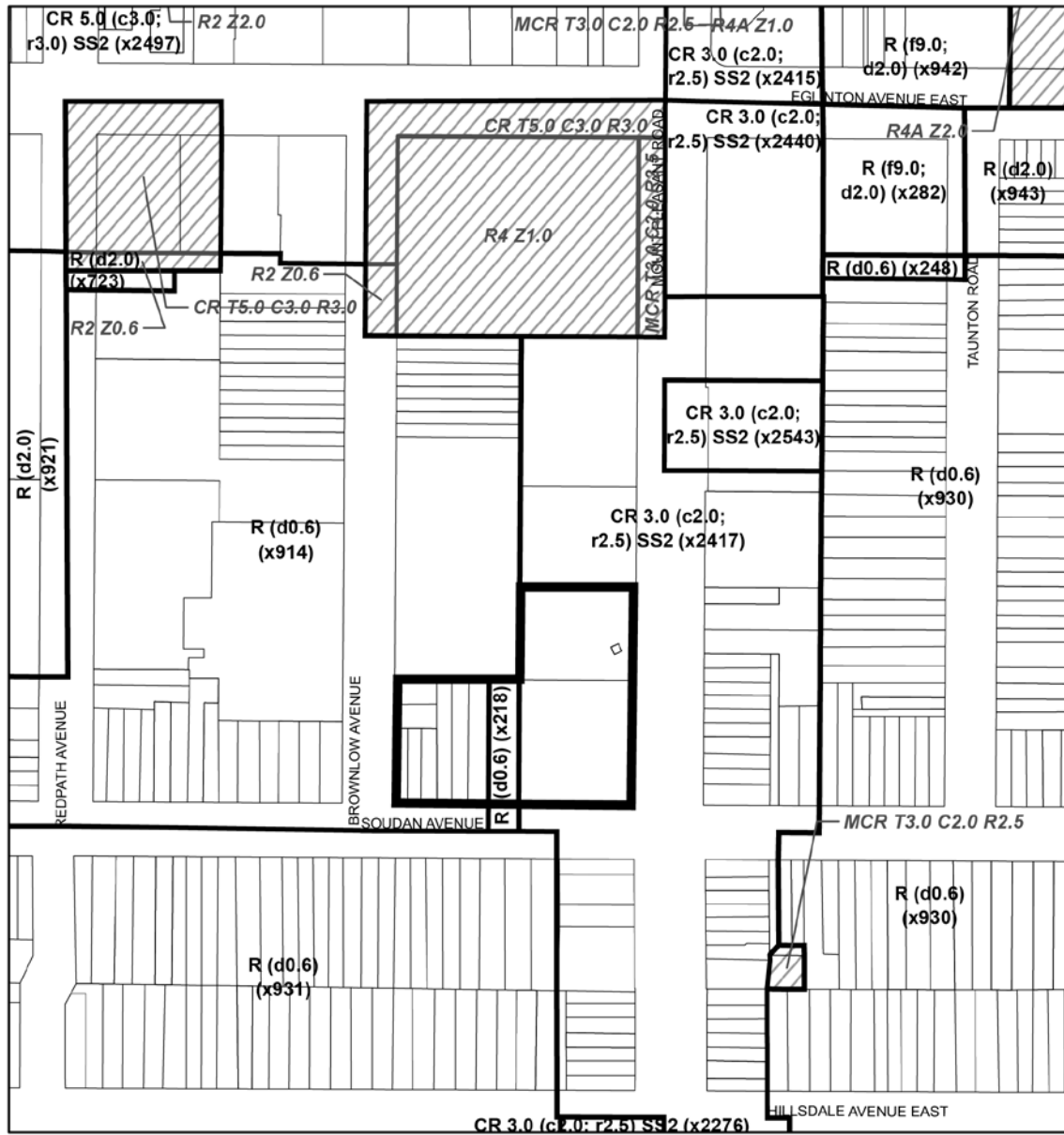
Applicant's Submitted Drawing

Not to Scale
11/27/2017

700-730 Mount Pleasant Road,
214-226 Sudan 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 0Z

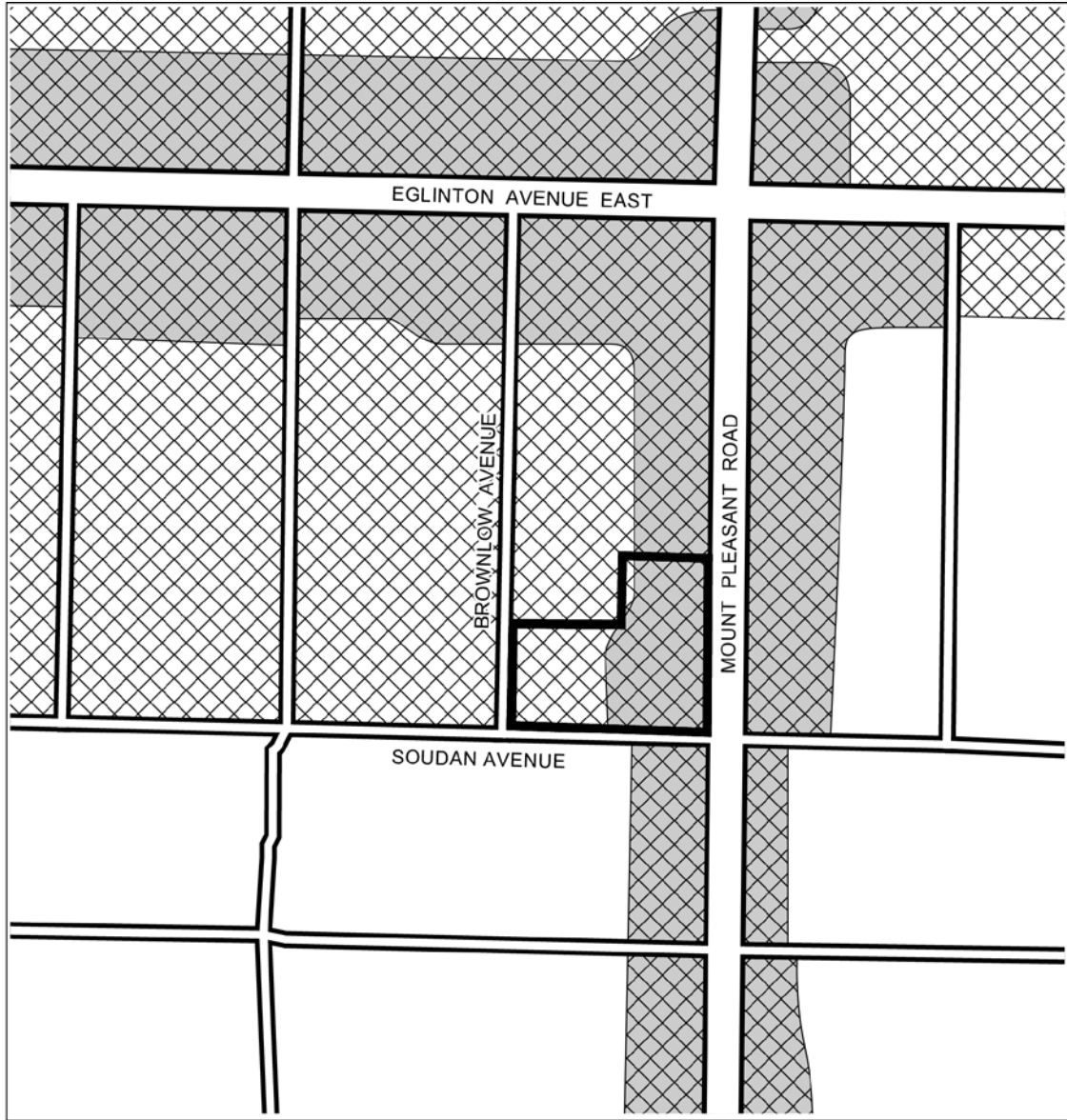
Location of Application
R Residential **CR** Commercial Residential

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

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

Attachment 7: Official Plan



TORONTO
Official Plan

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

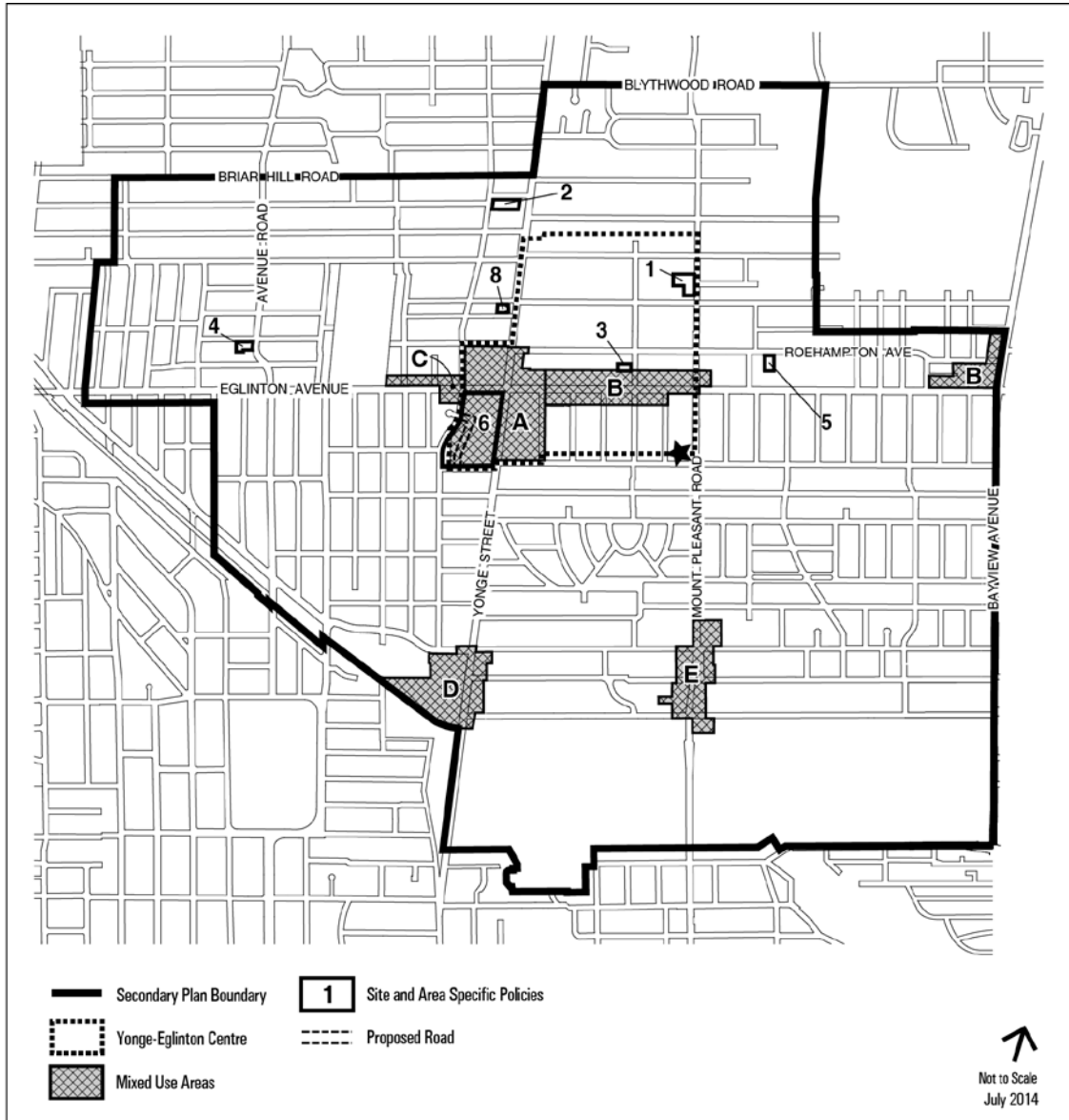
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Staff report for action – Request for Interim Direction Report – 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue.

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 22.02

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

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Not to Scale
11/27/2017

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

Attachment 8: Yonge-Eglinton Secondary Plan

Municipal Address: 700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue

Date Received: November 2, 2017

Application Number: 17 257139 STE 22 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law amendment application to facilitate the expansion of the existing Briton House Retirement Centre. The proposed 25-storey addition (88.6 metres including mechanical penthouse) includes a 7-storey base building and would add 123 independent and semi-independent retirement dwelling units and 133 assisted nursing rooms to the existing retirement centre.

Applicant	Agent	Architect	Owner
Paul Chronis, Weir Foulds LLP, 66 Wellington St W, Unit 4100, Toronto, ON M5K 1B7	Paul Chronis, Weir Foulds LLP, 66 Wellington St W, Unit 4100, Toronto, ON M5K 1B7	Julian Jacobs Architects, 36 Eglinton Ave W, Suite 700, Toronto, ON, M4R 1A1	Wells Gordon Limited, 720 Mount Pleasant Rd, Suite 1, Toronto, ON M4S 2N7

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 5,508 Frontage (m): 80 Depth (m): 88

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,090	3,090	1,315	4,405
Residential GFA (sq m):	12,300	12,300	19,593	31,893
Non-Residential GFA (sq m):	4,080	4,080		4,080
Total GFA (sq m):	16,380	16,380	19,593	35,973
Height - Storeys:	22	22	25	25
Height - Metres:	67	67	83	83
Lot Coverage Ratio (%):	80	Floor Space Index:	6.53	

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

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	31,893	
Retail GFA:	4,080	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			123	
Other:			133 (Nursing)	
Total Units:		169	256	425

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:	195	60	111	59	

Parking and Loading

Parking Spaces:	265	Bicycle Parking Spaces:		Loading Docks:	2
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CONTACT:

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