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Reserve Properties Ltd  
ATTN: Monica Silberberg  
110 Eglinton Ave E, Suite 500  
Toronto, ON  
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February 6, 2020

**Subject: Planning & Urban Design Comments**  
Application No.: 19 243515 NNY 15 SA  
100, 110, 114 and 120 Broadway Avenue and 223-233 Redpath Avenue  
PLAN 806 PT LOTS 10 & 11  
Ward 15 - Don Valley West

Dear Ms. Silberberg,

These comments reference the drawings submitted for Site Plan Approval, date stamped by City Planning on **October 31, 2019**. Please find below Site Plan comments from City Planning, Urban Design and Transportation Planning regarding your application to permit 3 towers.

A 36-storey purpose-built residential rental building containing 412 units with 100 square metres of retail space at-grade is proposed on the 100 Broadway Avenue portion. Two residential towers at 33- and 21-storeys in height, connected by a 4 to 8-storey base building containing 741 residential units and 606 square metres of office space is proposed on the 110-120 Broadway Avenue portion. The site has a combined total of 326 vehicular parking spaces and 1,154 bicycle parking spaces within two levels of shared underground parking. Immediately south of the 100 Broadway Avenue building on the northeast corner of Broadway and Redpath Avenues is a new 746 square metre public park with surrounding POPS.

City Planning offers the following comments on your application:

**Urban Design:**

General:

**Policies, Guidelines & Background Information**

- Yonge-Eglinton Secondary Plan; OPA 405

Additional Information:

- Please see UD Sketch and images for additional direction;
- Provide a material sample board;
- Revised TGS statistics template; and
- Revised TGS checklist: See Toronto Green Standard comments within this memorandum. Note on landscape and architectural drawings, where possible.

**Connecting and Expanding the Public Realm**

Parks and Open Space:

1. Provide a detail and clearly indicate location of all POPS signage.
2. A minimum of 60% of the Park Street Loop should be soft landscaping. As part of you next submission, please provide large planting areas with Pollinator/Butterfly gardens or Rain gardens (See Appendix 1). The current planting plan does not support pollinator species as per TGS EC 3.1.
3. Staff recommend maintaining open dialogue with Parks Planning staff regarding the future public park at the intersection of Broadway Avenue and Redpath Avenue. The design and timing of the future park is critical to its integration with the proposed development and POPS spaces.
4. In consultation with staff, please examine wind mitigation measures to enable the proposed park can be suitable for sitting during the spring and fall equinox.

**Location and Organization Relative to Streets and Open Space**

Vehicular Access, Servicing & Utilities:

5. Ensure utilities located within the 7.5 metre pedestrian Park Street Loop do not impact the POPS. Utilities should be located within the driveways on site.

Building Siting and Organization:

6. Staff would like to continue to work with you on the proposed architectural expression of the buildings. Presently, the proposal has illustrated limited material connection to its context. Metal panels and precast, although contemporary, offer limited connection to the surrounding community. The percentage of openings (ie. glass) being proposed on the building elevations is concerning, particularly with respect to energy efficiency.

A high carbon footprint can be locked in for generations and can become problematic for a long-term rental holding. In consultation with staff, evaluate opportunities to reduce the amount of openings (ie. glass) and to introduce materials and colours that are warmer and better respond to the rental stock in the immediate context.

7. Provide more clarity related to bird-friendly treatment and where it is being applied. Low reflectance glass is not an acceptable bird-friendly treatment. It creates a "see-through" effect and must be coupled with visual markers to be considered bird-friendly. Refer to Best Practices for Bird-Friendly Glass.
8. Provide on-site dog grooming facilities within the interior of the buildings for the residents of the proposed buildings.
9. As per the Summary of Findings contained within the Wind Study, the outdoor amenity areas north and west of the east building are recommended to have a wind barrier installed to the west of this space to accommodate a sitting condition during the spring and autumn.  
  
The barrier may comprise of a high-solidity wind barrier, dense coniferous plantings, or a combination thereof, and should rise at least 1.8 metres at the time of installation.
10. It is desirable for the retail patio at the southwest corner of the building to have seating extended into the spring and autumn seasons. For this to occur, it has been recommended to install a wind barrier along the west perimeter of the space, wrapping around the southwest corner. The barrier may comprise of dense coniferous plantings, a high-quality wind barrier, or a combination therefor, and should rise at least 1.8 metres at the time of installation.
11. It is desirable for the proposed playground area serving the future approved development at 117 Broadway Avenue to be suitable for sitting during the spring, as well as the summer and autumn. Examine if on-site mitigation can assist to reduce uncomfortable winds.
12. Staff would like to work with you to improve the outdoor amenity conditions of levels 2 & 6 of the west building to sitting within the Spring, Summer and Autumn time periods. To accomplish this it is recommended to provide a 1.8 metre wind barrier along the west perimeter of the terrace, as well as a canopy or other overhead structure along the north elevation of the building to deflect downwash flows.
13. Staff would like to work with you to improve the outdoor amenity conditions of level 9 of the east building to sitting within the Spring, Summer and Autumn time periods. To accomplish this it is recommended to provide a 1.8 metre tall wind barrier along the west and north perimeter of the terrace, as well as a canopy or other overhead structure wrapping around the southwest corner of Tower B to deflect downwash flows away from the terrace.

#### Pedestrian and Cycling Connections

14. Please explore opportunities to move the 38 bicycle parking spaces for 110-120 Broadway Avenue, currently situated within the second-level below grade, up to P1 or the ground level.

## **Building Massing and Design**

### **Building Address & Entrances**

15. New buildings over 1000 square metres are to incorporate within the building design recognition of the Architect of Record or primary Design Architect. The lettering for this recognition must cover an area of at least 0.2 metre by 0.3 metre, or 0.06 square metre and be located near the main entrance or on a prominent façade of the structure. 1:50 colour elevations are to indicate the location and specifications for the recognition.
16. Please provide layout of indoor amenity areas. Clarify how indoor amenity areas meet the needs of all building residents and includes child-friendly attributes such as flexible multi-use space that can be used for communal gathering and includes a full kitchen; homework room with wifi for teens located in a visible area; and toddler play rooms.

### **Planning for Children**

17. Refer to the Growing Up Study and Guidelines. This application should have consideration for some of the guidelines within this document:
  - a. Provide a critical mass of large units.
  - b. Units should be adaptable and allow for layout change over time.
  - c. Provide a critical mass of large units primarily located in lower portions of the building.
  - d. Provide indoor and outdoor amenity spaces to support a variety of age groups and activities.
  - e. Design lobbies that promote lingering and casual social interaction.
  - f. Design common areas to support social interaction between neighbours.
  - g. Provide ample, convenient and secure storage for larger items.
  - h. Provide space to comfortably enter and exit, and store items.
  - i. Design bedrooms as high-quality spaces with operable windows, space for homework and appropriate storage.

## **Landscape, Streetscape and Pedestrian Amenities**

### **Landscape Plans and Details**

18. As part of the implementation of Midtown in Focus, staff will be implementing the Park Street Loop on both sides of Roehampton and Broadway Avenues. Please see Appendix 2 and 3 for general sections of the Park Street Loop.
19. Staff request that the applicant find a location for a dog relief area. This is an important consideration in tall buildings and the urban Midtown context. Any area should be provided with irrigation or a hose bib.
20. Please provide an irrigation plan or other watering source for green roof and planting areas. Please clearly indicate hose bibs on the green roof areas and large planting areas within the outdoor amenity area(s).

21. Presently the outdoor amenity does not appear to be geared towards families with children. Within the changes requested to the POPS space(s), please include play space(s).
22. Staff would like to work with you to introduce planting along the south side of the Tower C ground floor units that face onto the public park. Planting would complement the proposed wood fence with gates, and soften the residential entrances.
23. Urban Design staff recommend the applicant retain open dialogue with Parks staff related to the future public park at the intersection of Broadway Avenue and Redpath Avenue. The design and timing of the future park is critical to its integration with the proposed development and POPS spaces.
24. A design and landscape letter of credit for all the POPS spaces within this Site Plan application will be secured as part of final Site Plan Approval. If the POPS design cannot be integrated with the design of the public park in a timely fashion, then the POPS design may have to precede the design of the public park.
25. In consultation with Planning and Urban Design staff, please re-examine the design of the POPS space along Broadway Avenue. The present design configuration treats the POPS space as a front yard to the ground related townhouse units and includes private walkways to those individual units.  
  
A POPS is secured and intended for public use and enjoyment. The POPS should be designed to reflect the function of a POPS, and include play space. Please see the attached Appendices.
26. Please provide an irrigation plan or watering source for the green roofs, planting areas and trees. Clearly indicate hose bibs on the green roof areas and within the amenity areas.
27. Clearly demonstrate the project's ability to meet the Toronto Green Standard.
28. Staff note that the POPS space is provided with 1.0 metre soil depth, while the rest of the site is provided with 1.5 metre soil depth. Please clarify the reasoning for this.
29. Provide a decorative architectural screen to screen the outdoor amenity areas within the 110-120 Broadway Avenue site from the functions of the loading area.
30. Please provide an additional tree at the north-west corner of the 110-120 Broadway Avenue site (immediately north of the intake grille situated within the loading area).
31. As part of your next submission, provide a detail for all landscape elements proposed.
32. As part of your next submission, provide a detail and more clarity about the proposed water feature on site.
33. Confirm that the proposed light bollards will be 900mm in height.

34. Provide a detailed itemized landscape cost estimate for review and approval. Once the cost estimate is deemed to be acceptable, a Letter of Credit is required to secure and guarantee the landscape work identified.
35. Sustainability is a key consideration to be integrated within all future developments. Clarify how sustainability is helping to inform this application.

#### Streetscape Improvements

36. All proposed streetscape planters will be informed by Green Street Guidelines and allow storm water to infiltrate.

<https://www.toronto.ca/services-payments/streets-parking-transportation/enhancing-our-streets-and-public-realm/green-streets/>

37. Continue the proposed streetscaping along Redpath Avenue southwards closer to the intersection, along the frontage of the future park.
38. Continue the proposed streetscaping along Broadway Avenue westwards closer to the intersection, along the frontage of the future park. There is also an opportunity to widen the planting beds as the parallel parking does not exist along the park frontage. This provides a significant landscape impact for storm water and pollinator plants.
39. Similar to Broadway Avenue, the Redpath Avenue street trees should be paired within the planters.

#### Utilities

40. Relocate any in ground utilities away from the park street loop into the driveway(s).
41. Confirm there is no conflict between any proposed and existing utilities and proposed future street trees.
42. Complete all utility locates. Ensure all utilities have been illustrated on the Site Plan. All site utilities are to be accommodated on site within the building mass. Where this cannot be achieved for technical reasons, locate utilities in an area least impactful to the public realm, and to screen the utility with architectural screening and landscaping.

#### City Planning:

43. Please confirm the following details in relation to the plans submitted:
  - a. That catch basins in all automobile parking areas have oil and grit separators;
  - b. That elevator lobbies in the parking areas have clear windows with clear site lines;
  - c. That the bicycle storage areas are equipped with electrical openers;
  - d. That all natural gas regulators and telecommunications boxes are screened; and
  - e. That all doors are glazed on each of the elevations.

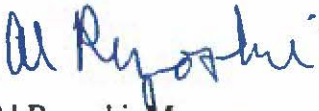
44. Please ensure that bicycle repair stations are provided in the various bicycle parking areas in the development.
45. Please ensure adequate weather and canopy protection at all building entrances.
46. As part of your next submission, please provide unit layouts to ensure that the City's design principles are being met.

**Transportation Planning:**

47. A funding contribution to the expansion of the City's bikeshare program is accepted as part of the TDM strategy. Please confirm that the amount to be contributed is for 2 bike share stations, at a total value of \$100,000.
48. The proposed number of bicycle parking provided is acceptable. Please provide additional details of the bicycle repair station on P1 level, and locate on site plan.
49. Bicycle parking rooms appear to be all located in the 110 Broadway Avenue property. Confirm that mutual access is possible from 100 Broadway Avenue to access these parking areas.
50. Given the significant shortfall in residential parking supply, dedicated carshare spaces should be considered on site despite facilities in the vicinity, to support convenient access and low automobile ownership.
51. Please identify the amount and location of parking spaces to be provided with electric vehicle supply equipment (EVSE). Toronto Green Standard v3 requires 20% of spaces to be provided with EVSE, with the remaining parking spaces to permit future EVSE installation.
52. The implementation of a traffic signal at the intersection of Redpath Avenue and Broadway Avenue is supported.

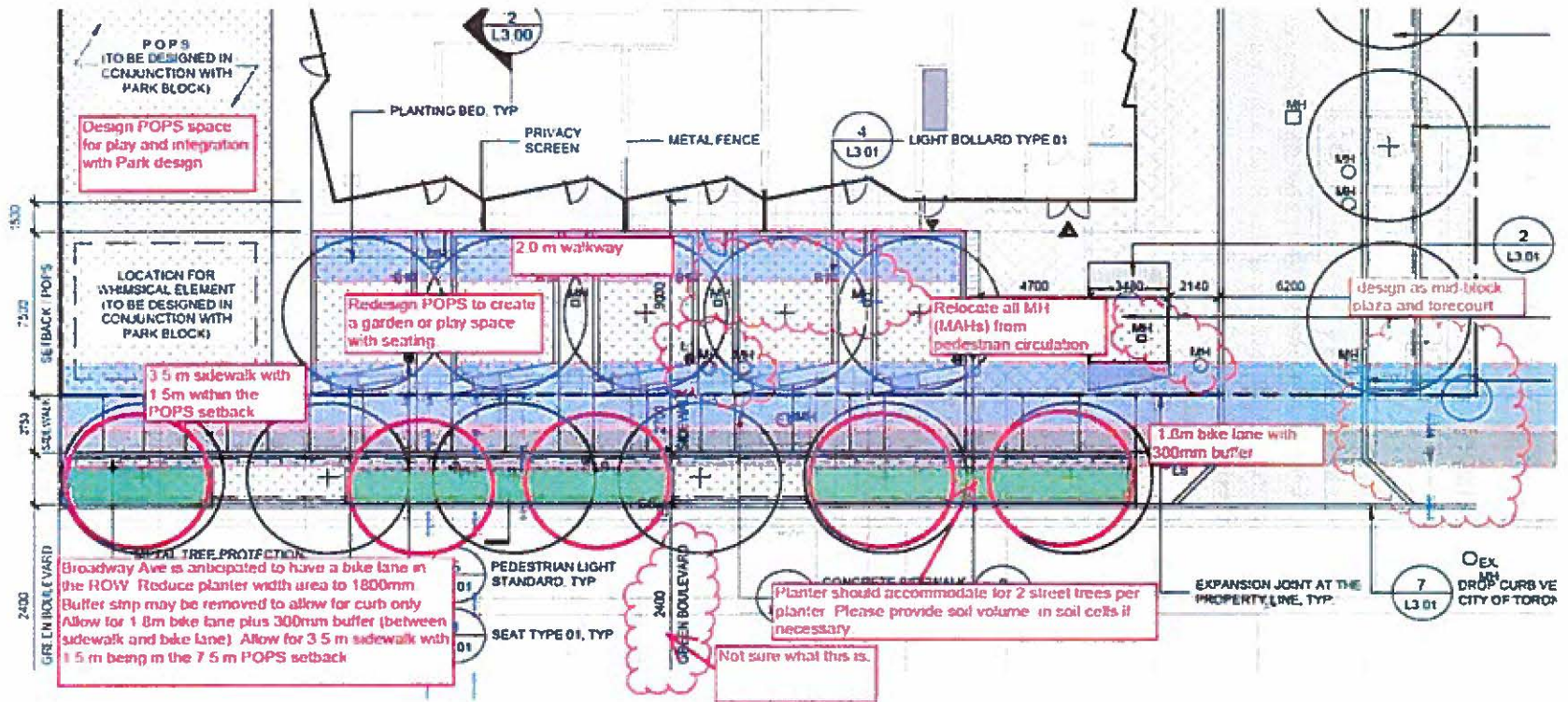
If you have any questions or wish to discuss these comments further, please contact Jason Brander, Senior Planner at (416) 395-7126 or [Jason.brandier@toronto.ca](mailto:Jason.brandier@toronto.ca).

Yours truly,



Al Rezoski, Manager  
Community Planning, North York District

cc: The R W One Hundred Land Corporation 35 Lesmill Rd Toronto ON M3B 2T3



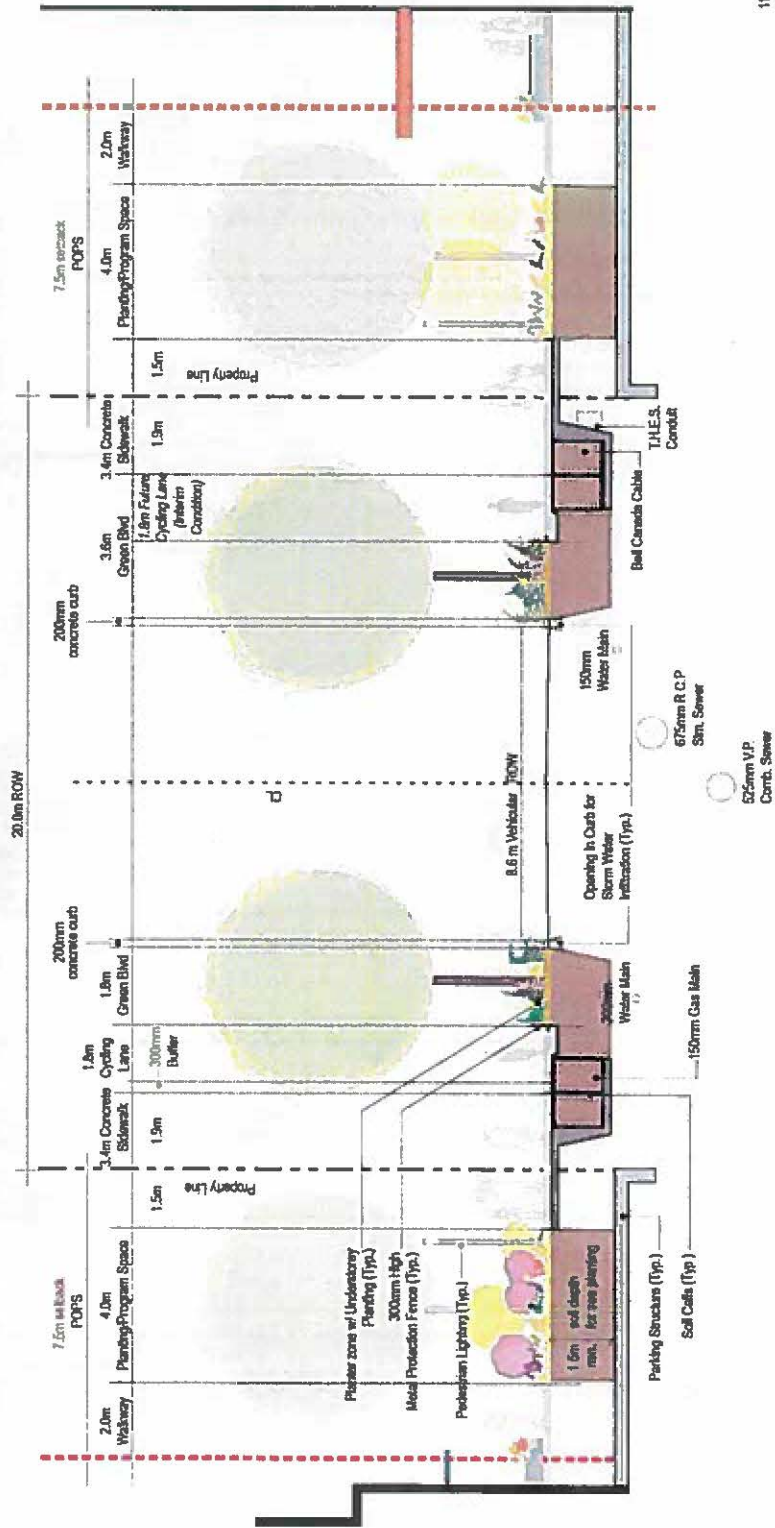
Appendix 1: POPS and Park Street Loop



# Appendix 2: Broadway Avenue Typical Section

## Broadway Avenue Typical Section\*

\* Section is subject to change pending utilities review



### Appendix 3: Typical Section with Green Bumpout

Typical Section with Green Pump - Out

