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Reserve Properties Ltd
ATTN: Monica Silberberg
110 Eglinton Ave E, Suite 500
Toronto, ON
M4P 2Y1

June 26, 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 **May 13, 2020**. Please find below Site Plan comments from Urban Design and Transportation Planning regarding your application to permit 3 towers.

City Planning offers the following comments on your application:

Urban Design:

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. As per previous comments, Urban Design staff recommended commencing dialogue with Parks staff related to the future public park, as the design of the future park may assist with design development of the proposed POPS spaces. This meeting has been scheduled for Monday, June 29, 2020.
2. As per previous comments, staff are interested in improving wind conditions on site. However, any wind mitigation proposed within the park itself needs to be discussed with Parks staff. Please seek direction from Parks staff.

Location and Organization Relative to Streets and Open Space

Building Siting and Organization:

3. The notation on pertaining to bird friendly fritting has been noted. However, staff request that this notation be provided on the building elevation drawings, and the extent of fritting be increased to 16 metres to reflect the applicable TGS Version 3.0 standard.
4. As per previous comments, it would appear that wind conditions would improve around the retail patio at the southwest corner of the building if the canopy structure is extended over the retail patio.
5. Staff continue to believe there is value in providing additional wind barriers (wind screens, dense planters/plantings, or a combination thereof) along the north and west sides of the terrace to further reduce wind speeds, and extend sitting conditions into early spring and late autumn.

Pedestrian and Cycling Connections

6. 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.

Landscape, Streetscape and Pedestrian Amenities

Landscape Plans and Details

7. As per previous comments, staff are seeking to implement the Park Street Loop cross section along Broadway Avenue. Urban Design had provided a sketch of what this would look like for this application. Please see attached Urban Design sketch, and a general section of the Park Street Loop attached. It is not clear to staff why a bike lane has not been accounted for.
8. As per previous comments, provide an irrigation plan for the green roof. Although an irrigation plan has been provided, it does not appear to include the green roof.

9. Staff believe that the redesign of the POPS space along Broadway Avenue is an improvement to the previous design, but ask that the north-south segment of the POPS (adjacent to the public park) introduce tree planting and a more robust landscape response. If no engagement with Parks staff has yet occurred on the public Park, the POPS design has to be able to stand on its own in case the site plan process precedes the park design process.
10. With regards for staff's request for trees and more robust planting within the north-south POPS segment, please ensure soil depth of cover continues to be adequate.
11. Provide a detail of the decorative architectural screen which screens the outdoor amenity areas within the 110-120 Broadway site from the functions of the loading area.

Streetscape Improvements

12. As per previous comments, staff are seeking that infiltration trench drains are provided for the street trees, as per latest Toronto Urban Design Streetscape Manual details.
13. As per previous comments, staff are seeking to implement the Park Street Loop cross section along Broadway Avenue. Urban Design provided an applicable rendering in the last set of Planning comments. Please see attached. It is not clear to staff why a bike lane has not been accounted for.

Utilities

14. As per previous comments, and in consideration for the bike lane, relocate any in ground utilities away from the park street loop into the driveway(s).
15. As per previous comments, and in consideration for the bike lane, confirm there is no conflict between any proposed and existing utilities and proposed future street trees.

Transportation Planning:

16. Thank you for confirming the contribution of \$100,000 to the expansion of bike share facilities. This funding is typically conveyed through the Section 37 agreement as a legal convenience.
17. Explore locating publicly accessible car share spaces on site, even though it is not a requirement.
18. Per previous staff comments, staff requested a design for a curb bump-out on Broadway Avenue that also protects space for the future implementation of the Park Street Loop. In the TIS comment response under A1.1.2, it was stated that the existing lane widths on Broadway Avenue are being maintained, even though Transportation had identified the opportunity to narrow these excessive lane widths.

The attached concepts for the Park Street Loop were provided in the last round of comments. Please revise the Broadway Avenue Functional Road Plan to incorporate the bump-out along the site frontage, with guidance from the attached bump-out concept.

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

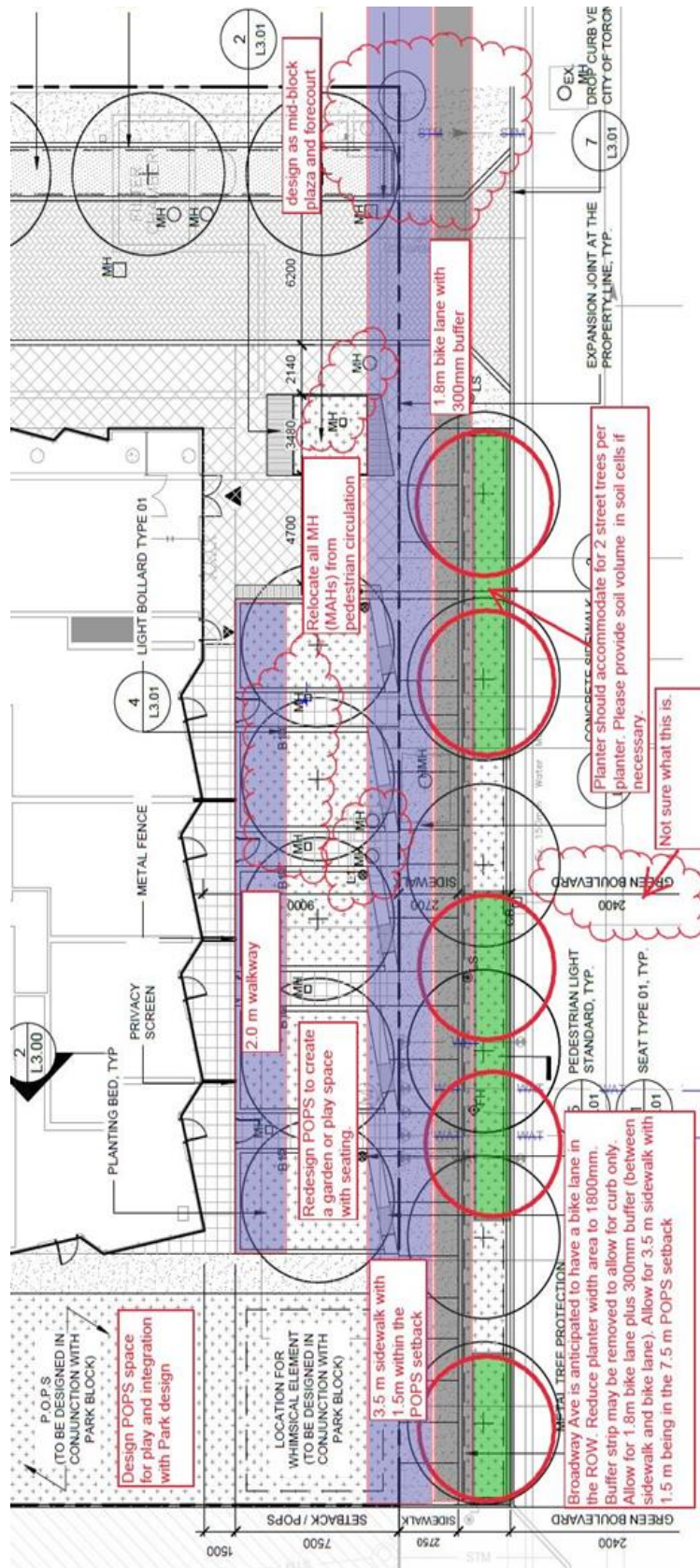
Yours truly,

A handwritten signature in black ink that reads "Al Rezoski". The signature is written in a cursive style with a large, stylized initial "A".

Al Rezoski, Manager
Community Planning, North York District

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

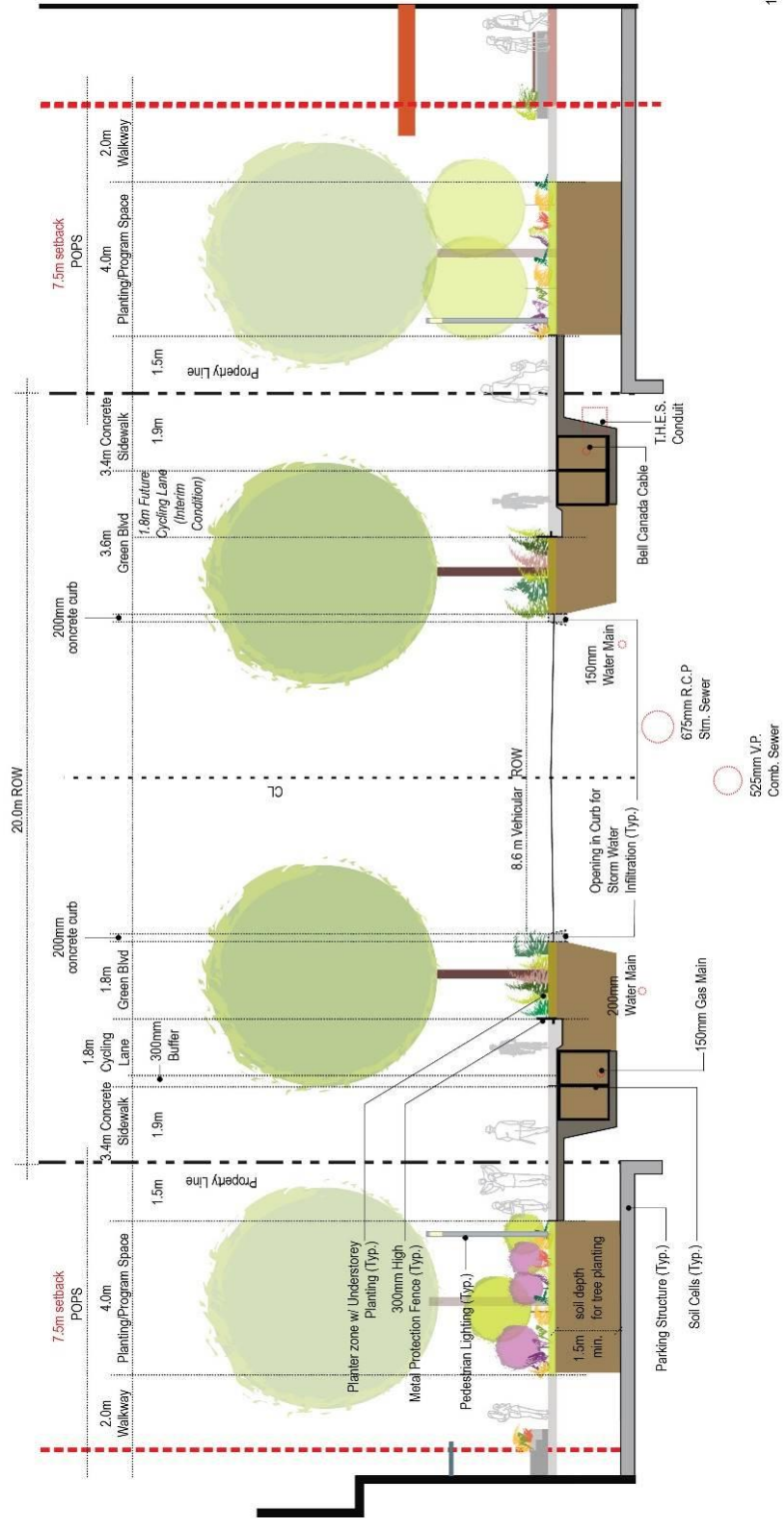
Appendix 1: POPS and Park Street Loop



Appendix 2: Broadway Avenue Typical Section

Broadway Avenue Typical Section*

* Section is subject to change pending utilities review



Appendix 3: Typical Section with Green Bump-Out

