

May 1, 2020

Monica Silberberg
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RE: 100, 110-120 Broadway Avenue – Update and Response to City Comments

Dear Monica:

1.0 INTRODUCTION

BA Group has been retained by The R.W. One Hundred Development Corporation and 110 Broadway Inc. to provide transportation advisory services in support of a Site Plan application submitted to the City of Toronto to permit the development of mixed use buildings on the lands known as 223-233 Redpath Avenue, 100 Broadway Avenue, and 110-120 Broadway Avenue.

BA Group prepared a report entitled “100, 110 – 120 Broadway Avenue – Urban Transportation Considerations”, dated October 25, 2019, which was submitted to the City of Toronto as part of the October 2019 Site Plan application. The initial application included the development of two new residential buildings: a 36 storey tower with 412 residential units and 100 square metres of at-grade ancillary retail; and a tower block with 21 and 33 storey towers and a 4 to 8 storey podium with a total of 741 residential units and 606 square metres of internal, ancillary office space.

Since the October 2019 submission to the City of Toronto, City staff have provided transportation-related comments on the application in two memorandums: from the Development Engineering department, dated December 20, 2019, and from the Planning department, dated February 6, 2020. While staff generally accepted the site design and traffic portions of the submission, they have provided a number of comments pertaining to the design of Broadway Avenue and Redpath Avenue, including a request to provide a traffic signal at the intersection of Broadway and Redpath.

Furthermore, while the development proposal has generally remained consistent with the initial October 2019 submission, there have been a number of changes in response to stakeholder and agency comments as a result of the ongoing design process for the proposed development. The key transportation-related changes include an increase of 10 residential units, an increase of 5 parking spaces, and an increase of 22 bicycle parking spaces.

The current development proposal incorporates a total of 1,163 residential units, 100 square metres of at-grade ancillary retail, 606 square metres of internal, ancillary office space, 331 parking spaces, 4 loading spaces, and 1,177 bicycle parking spaces.

A resubmission of the Site Plan application is being made to the City to reflect the current, modified development programme.

1.1 THIS LETTER

This letter is provided as part of the resubmission of the Site Plan application being made to the City of Toronto. It provides an update summary to our original October 2019 report that was reviewed by City staff. The letter provides a review of the following as part of the ongoing Site Plan application for the 100, 110-120 Broadway site:

- provides a description of the changes to the transportation-related elements of the development plan since the previous October 2019 submission; and
- provides a response to the City of Toronto Development Engineering staff comments outlined in their December 20, 2019 memorandum, and to the City of Toronto Planning staff comments outlined in their February 6, 2020 memorandum.

The following sections provide a summary discussion relating to the above.

2.0 DEVELOPMENT PROPOSAL

2.1 CHANGES TO THE DEVELOPMENT PROGRAMME

A number of changes have been made to the development programme as a result of the ongoing design development process and in response to stakeholder and City of Toronto staff comments.

These changes include an increase of 10 residential units, an increase of 5 parking spaces, and an increase of 22 bicycle parking spaces.

Notwithstanding the above, the transportation-related arrangements incorporated into the current development plans have generally remained consistent with the previous October 2019 submission. A summary of the previous and current development proposal and transportation-related elements are provided in **Table 1**. Reduced scale architectural plans are provided in **Appendix A**.

