

954-958 Broadview Avenue and 72 Chester Hill Road – Official Plan Amendment and Zoning Amendment Applications – Update Report

Date: February 5, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 14 - Toronto-Danforth

Planning Application Number: 18 118403 STE 29 OZ and 19 125893 STE 14 OZ

Designated Heritage Buildings(s) on Site: 958 Broadview Avenue

Current Use(s) on Site: 958 Broadview Avenue is a designated property with a 4-storey building known as the Estonian House, which operated as a non-profit community centre; 954 and 956 Broadview Avenue are 2-storey semi-detached dwellings; and 72 Chester Hill Road is a 3-storey detached dwelling.

SUMMARY

This report provides an update regarding the application at 954-958 Broadview Avenue and 72 Chester Hill Road. The land has been sold to a new landowner who has carriage of the application. The new landowner has submitted a proposal for a 16-storey mixed use development. Staff are currently reviewing this proposal. It has been circulated to all appropriate agencies and City divisions for comment. Staff recommend that a community consultation meeting for this new proposal be scheduled with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 954-958 Broadview Avenue and 72 Chester Hill Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On June 7, 2016, City Council adopted Site and Area Specific Policy 509 (SASP 509) relating to Broadview Avenue between Danforth Avenue and O'Connor Drive. SASP 509 was subsequently appealed to the Local Planning Appeal Tribunal (LPAT). Council's decision on SASP 509 can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.5>

On February 16, 2018, the previous applicant submitted an Official Plan Amendment for the subject site. The application was deemed incomplete on March 14, 2018. In response, the applicant had submitted all the plans and studies requested on March 14, 2019 to complete the Official Plan Amendment application and has also submitted a Zoning By-law Amendment application. Both applications were deemed complete on March 14, 2019.

On November 23, 2020, City Planning received a revised proposal from a new landowner who has purchased the property.

ISSUE BACKGROUND

Application Description

This proposal is to amend the Official Plan and the Zoning By-law for the property at 954-958 Broadview Avenue and 72 Chester Hill Road to permit a 16-storey building that is predominately residential except for one retail space (175 square metres) on the ground floor. The proposal is 16 storeys tall (51.6 metres, excluding mechanical penthouse) consisting of 15,484 square metres of gross floor area (GFA). In addition to the 16 storey building, there is a 4 storey addition that extends west of the narrow site and is adjacent to low-rise neighbourhoods to the south. A total of 223 residential units are proposed: 148 one-bedroom (66%), 51 two-bedroom (23%) and 24 three-bedroom (11%). The floor space index (FSI) of the proposed development is 3.3 times the area of the lot. The proposal would also retain and adaptively reuse a property designated under Part IV of the Ontario Heritage Act. The designated property is 958 Broadview Avenue, which fronts Broadview Avenue. The heritage attributes of the designated property are currently covered by more recent front and rear additions which do not have heritage value and are proposed to be demolished, allowing the portions of the property which do have heritage value to be more visible from Broadview Avenue.

The proposal includes three levels of underground parking. A total of 91 vehicular parking spaces are proposed and 229 bicycle parking spaces are proposed. In terms of
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amenity space, a total of 290 square metres of indoor amenity space and 602 square metres of outdoor amenity space is proposed.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/aic>

See Attachment 1 of this report for a three dimensional representation of the project in context and Attachments 5-9 for the site plan and elevations.

Comparison with Previous Proposal

The previous applicant proposed an 18-storey seniors' home on the site. Below is a table summarizing the differences between the previous proposal and this new proposal from a new landowner. The largest difference is in terms of use: this new proposal is no longer for a seniors' home and will have residential units typical of a condominium building.

	Previous Proposal	New Proposal
Gross Floor Area	21,337 sqm	15,484 sqm
Density	3.86 times the area of the lot	3.3 times the area of the lot
Number of Storeys	18	16
Building Height	55.7 metres (excluding mechanical) 60.2 metres (including mechanical)	51.6 (excluding mechanical) 56.6 metres (including mechanical)
Units	214 (for a seniors' home)	223
Amenity Space	Indoor - 1,881 sqm Outdoor - 553 sqm	Indoor - 290 sqm Outdoor - 602 sqm
Underground Levels	3	3
Vehicular Parking	64	91
Bicycle Parking	4	229
Loading Spaces	1	1

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as Avenues on Map 2 of the Official Plan and designated *Mixed Use Areas* for the 954-958 Broadview Avenue properties. The 72 Chester Hill Road property is designated *Neighbourhoods* on Map 18 of the Official Plan's Land Use Map.

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

Official Plan Amendment 343 (Broadview Avenue Planning Study)

On June 7, 2016, City Council adopted the City-initiated Site and Area Specific Policy (SASP) 509 through Official Plan Amendment 343 for Broadview Avenue, from Danforth Avenue to O'Connor Drive. The SASP was appealed to the Local Planning Appeal Tribunal (LPAT). On August 15, 2018, the LPAT approved SASP 509 save and except for three site-specific appeals. The lands with site-specific appeals are the following: 995-1005 Broadview Avenue and 2-4 Mortimer Avenue; 1132 Broadview Avenue; and 954-958 Broadview Avenue and 72 Chester Hill Road. All three of these site-specific appeals have site-specific development applications associated with them.

SASP 509 guides and manages moderate incremental development on Broadview Avenue, between Danforth Avenue and O'Connor Drive; complements, builds upon, and strengthens the physical character of the area as a whole and within each of its five delineated character areas; conserves and reinforces the area's natural and cultural heritage; and ensures compatibility between existing and future development.

SASP 509 provides five character areas for Broadview Avenue, each area defined by its attributes in terms of function, built form and character. The subject site has unique conditions and dimensions and therefore has been identified as being a part both of Character Area A and Character Area C. Within SASP 509 there are site-specific development criteria that apply to the subject property. Those criteria are that new development will:

- Provide a built form transition between the tall buildings to the north and single-family houses (designated *Neighbourhoods* in the Official Plan) to the south;
- Provide front yard setbacks which are consistent with the adjacent front yard building setbacks;
- Conserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School;
- Avoid negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*; and
- Maintain an appropriate mix of uses where possible to enable accommodation of a multi-purpose non-profit community facility.

These policies, though not in-force, have been adopted by Council and will be used to inform the review of this application.

Zoning By-laws

Former Township of East York Zoning By-law 6752

The Former Township of East York Zoning By-law 6752 zones the property at 958 Broadview Avenue as "C" (Commercial). This zoning category permits commercial, institutional and accessory structures. It also permits residential uses for buildings of a maximum of 3-storeys.

Former City of Toronto Zoning By-law 438-86

The properties at 954-956 Broadview Avenue are zoned MCR (Main Streets Commercial Residential) T2.5 C0.5 R2.5 with a height limit of 14 metres. This zone category permits a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices and institutional and community services to a maximum density of 2.5 times the area of the lot.

The property at 72 Chester Hill Road is zoned R2 (Residential) Z0.6 with a height limit of 10 metres. This zone category permits a wide range of residential uses such as apartment buildings, detached and semi-detached dwellings, row houses, duplexes and triplexes to a maximum density of 0.6 times the area of the lot.

Citywide Zoning By-law 569-2013

The property at 958 Broadview Avenue is zoned CR (Commercial Residential) 2.7 (c.2.7; r1.0) SS2 (x1163) with a height limit of 10.5 metres. This zoning category permits a wide range of residential and non-residential uses, including nursing homes and retirement homes, to a maximum density of 2.7 times the area of the lot.

The properties at 954-956 are zoned CR (Commercial Residential) 2.5 (c.0.5; r2.5) SS2 (x1578) with a height limit of 14 metres. This zoning category permits a wide range of residential and non-residential uses, including nursing homes and retirement homes, to a maximum density of 2.5 times the area of the lot.

The property at 72 Chester Hill Road is zoned R (Residential) (d0.6) (x744) with a height limit of 10 metres. This zone category permits a wide range of residential uses such as apartment buildings, detached and semi-detached dwellings, row houses, duplexes and triplexes to a maximum density of 0.6 times the area of the lot.

The City's zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Tall Building Design Guidelines
- Broadview Avenue Urban Design Guidelines
- Avenues and Mid-Rise Buildings Study and Mid-Rise Performance Standards Addendum
- Growing Up Guidelines
- Pet-friendly Guidelines
- Design Guidelines for Privately Owned Publicly-Accessible Space

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Community Consultation Meeting

The landowner of the previous proposal for the 18 storey seniors' home had undertaken a community consultation meeting together with City Planning. The consultation meeting was held on May 28, 2019 and had approximately 125 attendees. The majority of the comments received were not supportive of that proposal, citing issues with building height, transition to different scales of development, impacts from traffic congestion, poor site organization and site planning, negative impacts to light, view, and privacy and uncomfortable wind conditions.

COMMENTS

Reasons for the Application

The applicant has submitted an Official Plan Amendment that seeks to amend the site-specific development criteria that apply to the site at 958 Broadview Avenue in SASP 509.

The Zoning Amendment application proposes to amend Zoning By-laws 6752, 438-86 and 569-2013 to vary performance standards including: building height, density, setbacks, and parking, among other areas of non-compliance.

ISSUES TO BE RESOLVED

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

At this stage in the review, various preliminary issues have been raised. It is important to note that these issues are similar to the issues raised for the previous proposal on this site for an 18-storey seniors' home.

Provincial Policies and Plans Consistency/Conformity

Staff will review the proposal to ensure consistency with the Provincial Policy Statement and conformity with the Growth Plan. The entirety of these provincial documents will apply to the proposal. The following policies are raised for their immediate relevance to the application.

The PPS states in Policy 1.1.3.3 that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and

public service facilities required to accommodate projected needs. The City, through the implementation of SASP 509, has identified this site for a mid-rise building that avoids negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*.

Policy 1.7.1 of the PPS states that long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources. The tower is currently proposed to be built atop the designated heritage property on 958 Broadview Avenue.

The Growth Plan contains policies related to setting minimum intensification targets throughout delineated built-up areas (Section 2.2.2 Policy 3) and ensuring that appropriate type and scale of development and transition is provided for new development (Section 2.2.2 Policy 3(b)). Staff will review the proposed development's scale and transition to its surrounding context.

Official Plan Conformity

The proposal presents concerns with conformity to Official Plan Amendment 343 (Broadview Avenue Planning Study). OPA 343, which was a planning study with numerous consultation processes, identified the site at 958 Broadview Avenue as appropriate for a low-rise or mid-rise building due to the site's surrounding context and the need for mitigation of negative impacts to surrounding properties designated *Neighbourhoods*. The proposal contemplates a tall building, which would not be in keeping with the OPA 343.

Built Form and Public Realm, Planned and Built Context

Staff will consider Sections 2.3.1 (Healthy Neighbourhoods), 3.1.2 (Built Form), 3.1.3 (Built Form- Tall Buildings), 4.1 (*Neighbourhoods*) and 4.5 (*Mixed Use Areas*), and OPA 343.

The property at 958 Broadview Avenue is a deep but narrow property. The depth of the lot is 135 metres, backing onto the ravine, and the frontage along Broadview Avenue is 37.5 metres. In addition, the property is further constrained by the fact that the 135 metres of depth is adjacent to the backyards of low-rise residential properties that are designated *Neighbourhoods*. Policies in the Official Plan state that new development adjacent to *Neighbourhoods* will transition appropriately and be compatible with those *Neighbourhoods*. Moreover, a lot with a width of 37.5 metres presents significant challenges to accommodate a tower, which typically require 12.5 metre setbacks to the side lot lines and should transition down to *Neighbourhoods*. OPA 343 identified this site for a low-rise or mid-rise building as appropriate development, which would still allow for the intensification of the site, as per the requirements of the Provincial Policy Statement and the Growth Plan, and which would fit contextually within the surrounding existing and planned context. For these reasons, this site is not suitable for a tall building, and City staff will continue to work with the applicant to achieve more of a mid-rise form.

Staff note the following preliminary issues with the current proposal:

- The appropriateness of a 16-storey building in terms of fit within the existing and planned context;
- Appropriate transition to low-rise neighbourhoods to the south and taller buildings to the north;
- The proposal's impacts to light, view and privacy to surrounding properties and the public realm;
- The proposal's ability to enhance the public realm;
- The appropriateness of the proposal's current relationship to the designated heritage building; and
- Shadow and wind impacts.

Ravine Protection

The subject lands are within a Toronto and Region Conservation Authority (TRCA) Regulated Area and within the City of Toronto Ravine and Natural Feature Protection By-law area. The TRCA and Urban Forestry Division will evaluate the proposal and have been circulated for comment. Through the review process, Staff will explore opportunities with the applicant to enhance the ravine and improve connections to the ravine.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree inventory and Preservation Plan. Forestry staff are reviewing the Arborist Report submitted with the application. Staff will continue to assess the appropriateness of the applicant's proposal and tree replacement plan.

Parks and Public Realm

The applicant proposes landscaped open space on the 72 Chester Hill Road property as well as along the Broadview Avenue frontage. Staff will assess the appropriateness of these spaces to provide public access, either through a parkland dedication or a privately owned publicly-accessible open space with an easement allowing public access. Staff will also explore with the applicant the design and programmability of the open spaces.

Heritage Impact & Conservation

The property at 958 Broadview Avenue, the former Chester Public School, is designated under Part IV of the Ontario Heritage Act. The proposal includes retention of the former Chester Public School while removing the later additions and alterations. The proposal also includes building atop the designated heritage property. The applicant has provided a Heritage Impact Assessment, which Heritage Planning staff are reviewing.

Amenity Space

The proposal exceeds the outdoor amenity space requirements in the zoning by-law. However, the proposal is deficient in the provision of indoor amenity space. The applicant would be required to provide 446 square metres of indoor amenity space (2 square metres per dwelling unit). The applicant is currently providing 290 square metres of indoor amenity space. Staff will work with the applicant to increase the amount of indoor amenity space. Growing Up and Pet-Friendly Guidelines should assist the applicant in determining appropriate indoor amenity space.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

OPA 343 includes a policy for the subject site that requires new development to maintain an appropriate mix of uses where possible to enable accommodation of a multi-purpose non-profit community facility. Though the applicant has appealed those policies to the Local Planning Appeal Tribunal, staff will work with the applicant on the possibility of accommodating a multi-purpose non-profit community facility to be more in keeping with OPA 343.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (such as roads, transit, water, sewage, hydro) to accommodate the proposed development. The applicant has submitted engineering and transportation reports in support of the development application. These reports evaluate the impacts of the proposal on the City's municipal infrastructure.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in 954-958 Broadview Avenue and 72 Chester Hill Road - Update Report

return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Staff would secure community benefits, such as affordable housing or community space, should the proposal proceed to approval in some form and be considered good planning. Staff will consult with the Ward Councillor prior to securing community benefits.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is strongly encouraged to meet Tier 2 or higher. There are rezoning matters, such as building orientation and massing, that could be secured through this review process in order to meet Tier 2.

Other Matters

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Designation Map

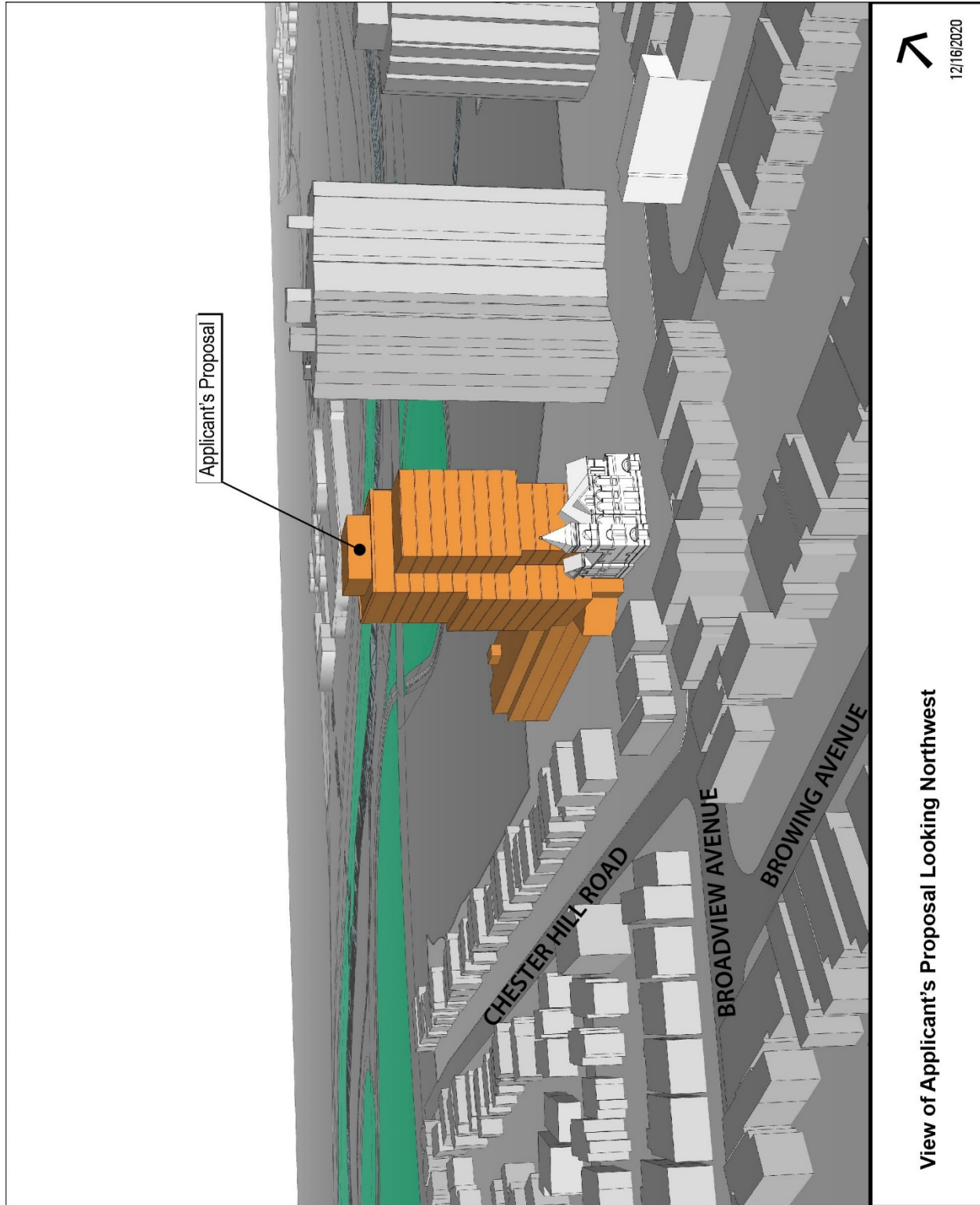
Attachment 4: Zoning By-law (569-2013)

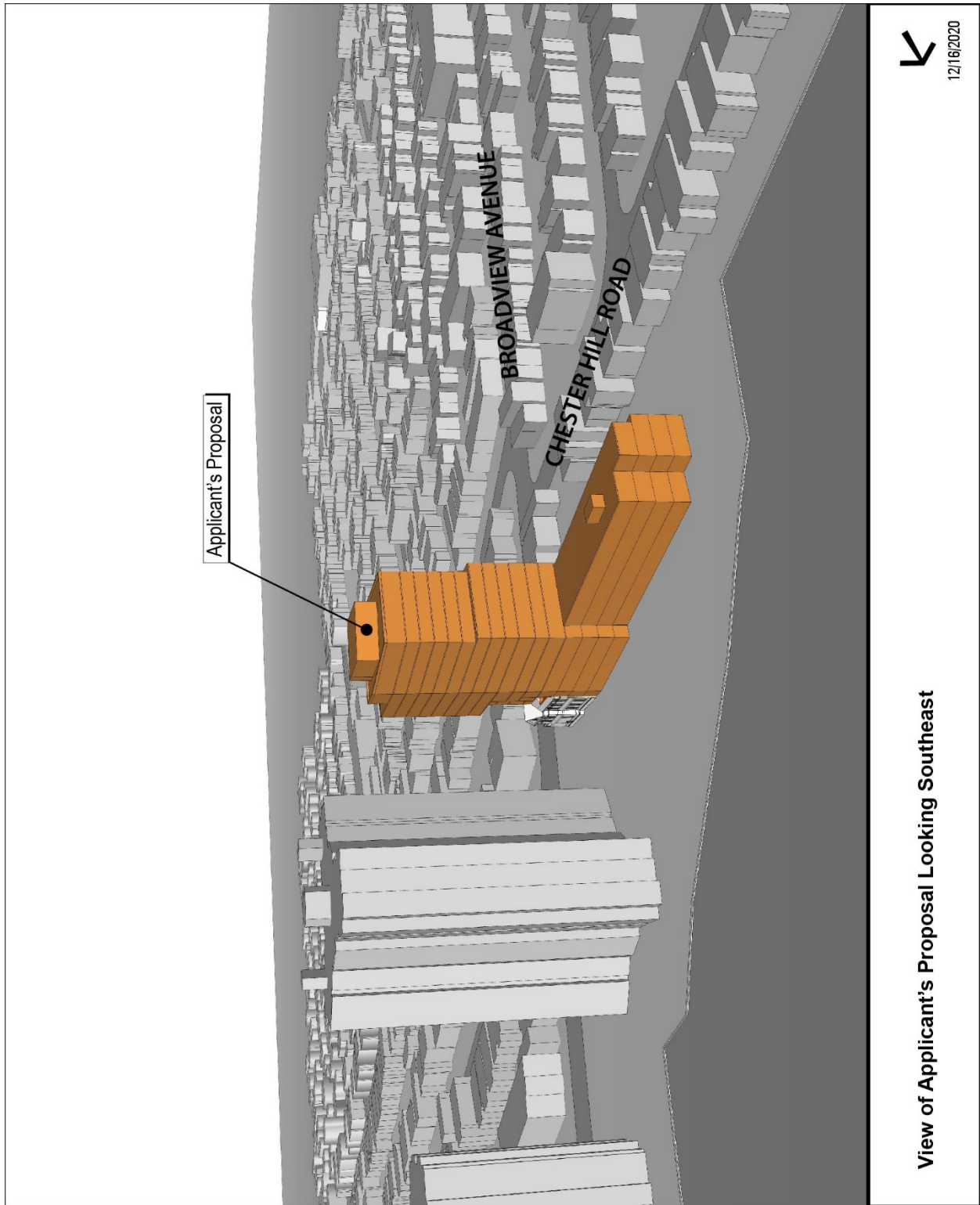
Attachment 5: Site Plan

Attachment 6-9: Elevations

Attachment 10: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context





Attachment 2: Location Map





954-958 Broadview Avenue and 72 Chester Hill Road

Official Plan Land Use Map #17

File # 19 125892 STE 14 0Z

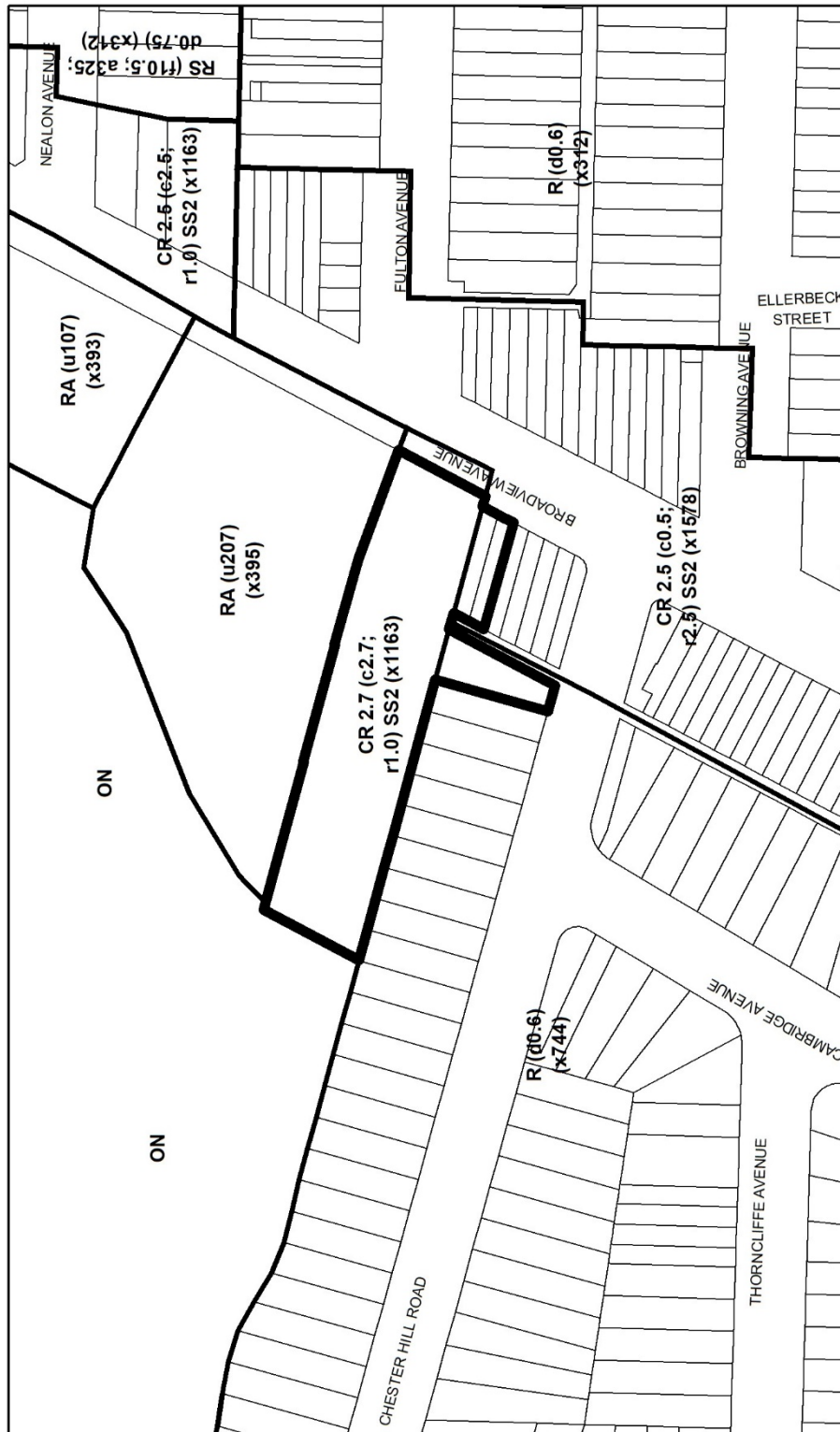
Location of Application

Neighbourhoods

Mixed Use Areas

Natural Areas

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Not to Scale
12/16/2020



954-958 Broadview Avenue and 72 Chester Hill Road

Zoning By-law 569-2013

File # 19 125893 STE 14 0Z

Location of Application

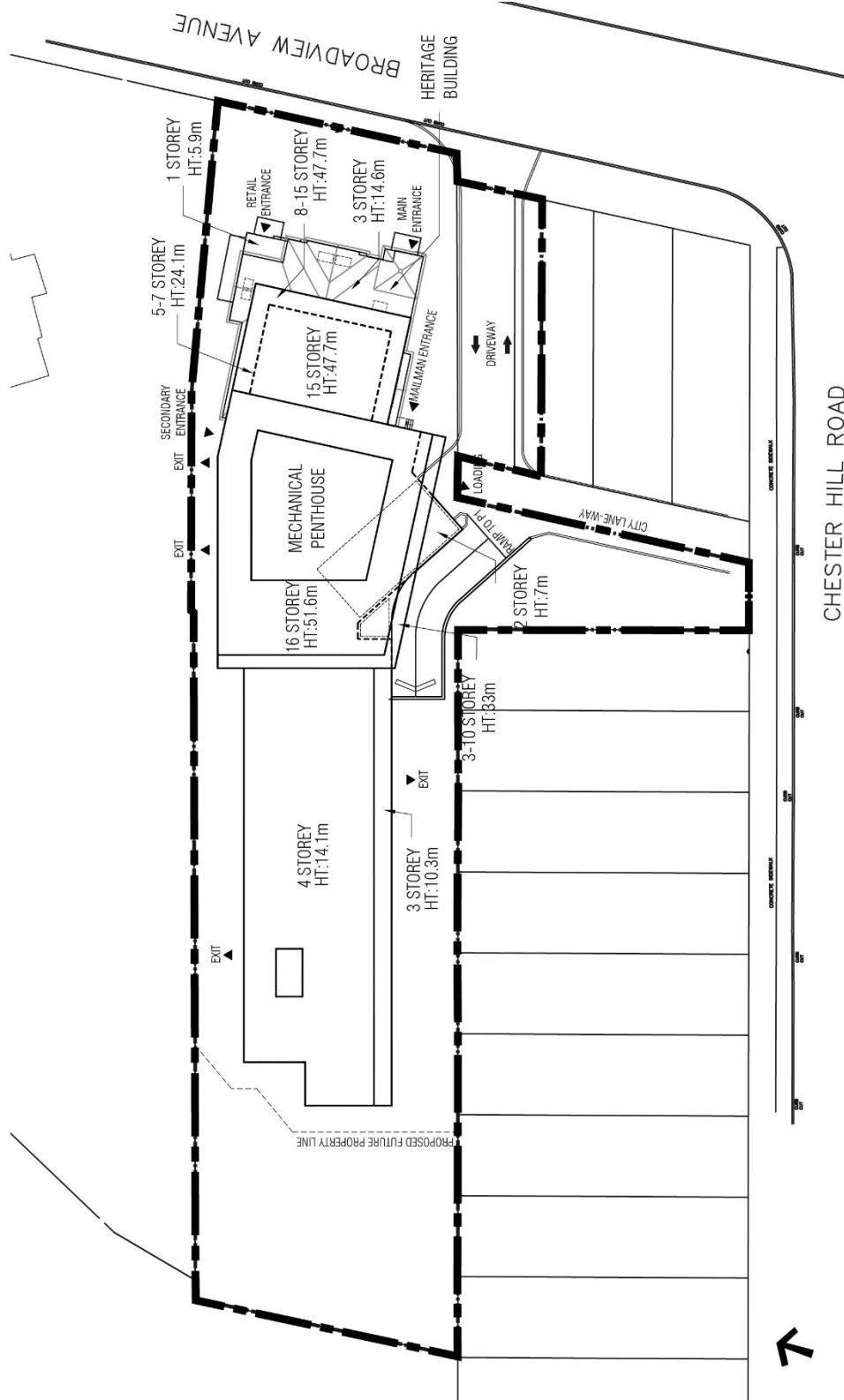


R Residential
RS Residential Semi-Detached
RA Residential Apartment
CR Commercial Residential
ON Open Space Natural

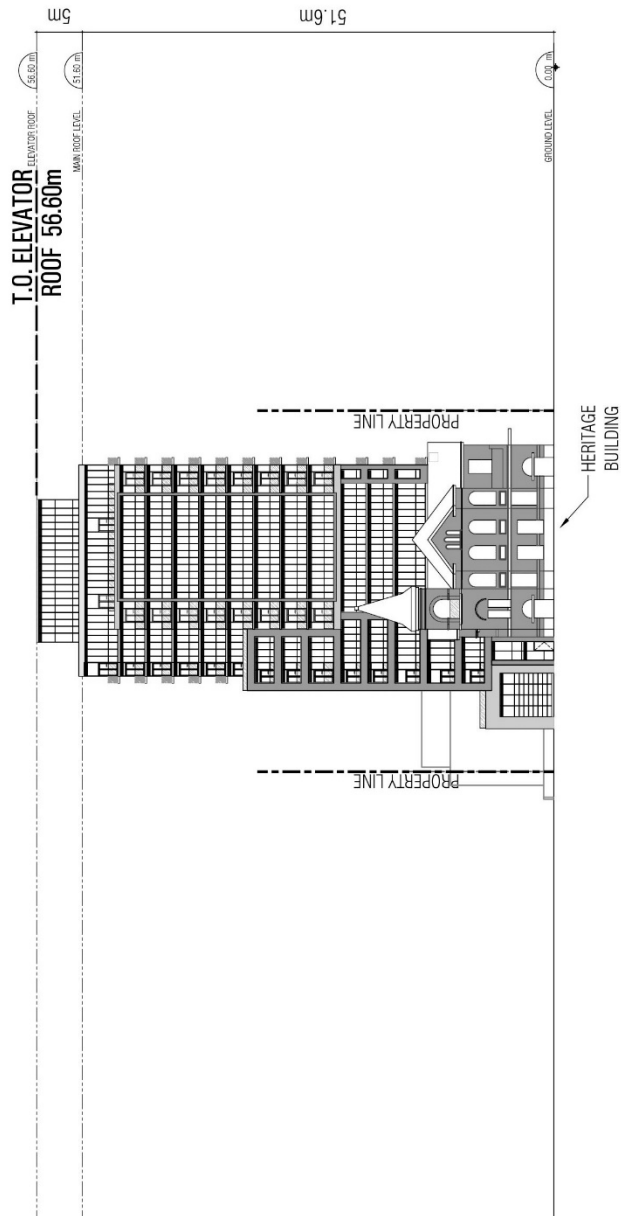


Not to Scale
Extracted: 12/15/2020

Attachment 5: Site Plan

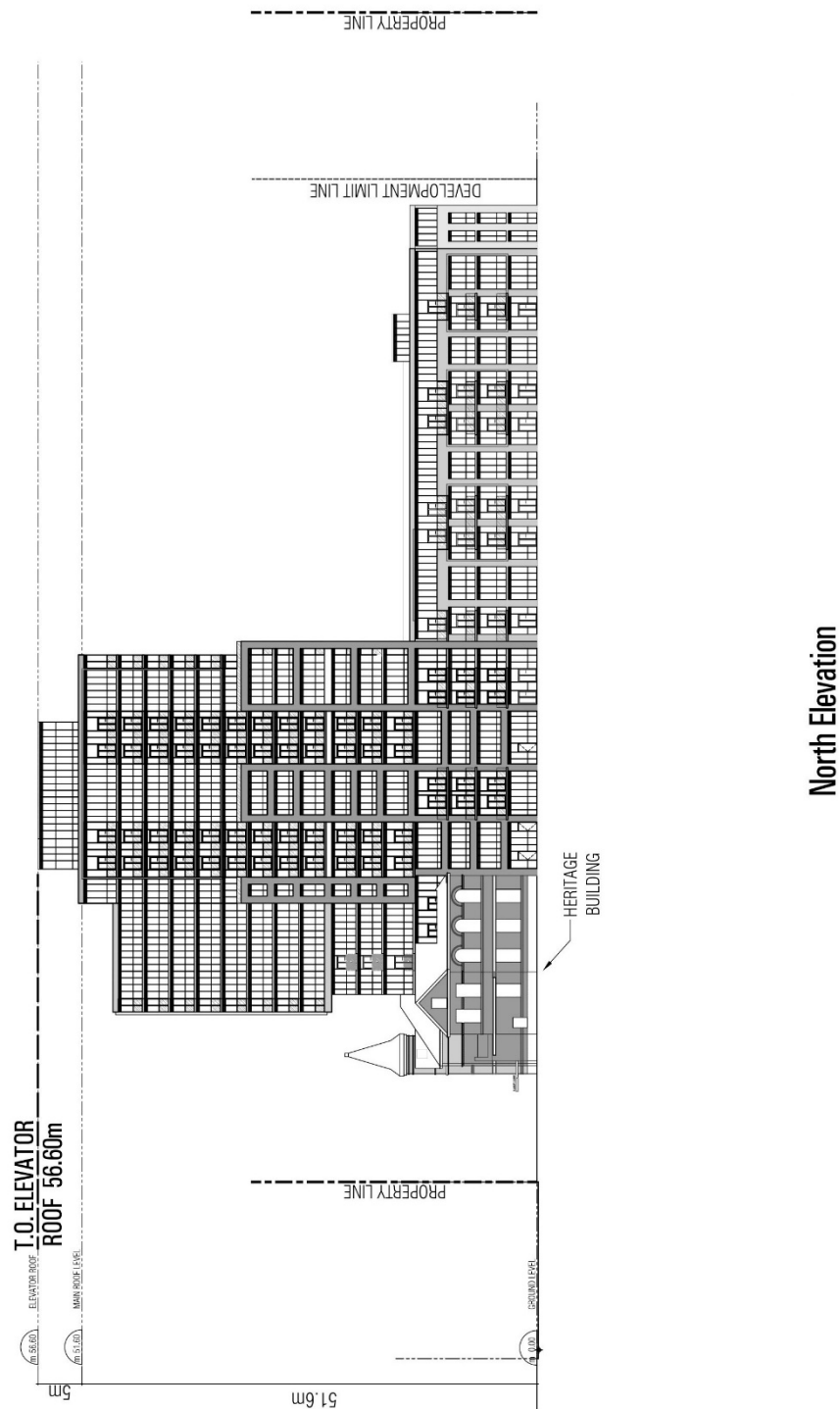


Attachment 6: East Elevation

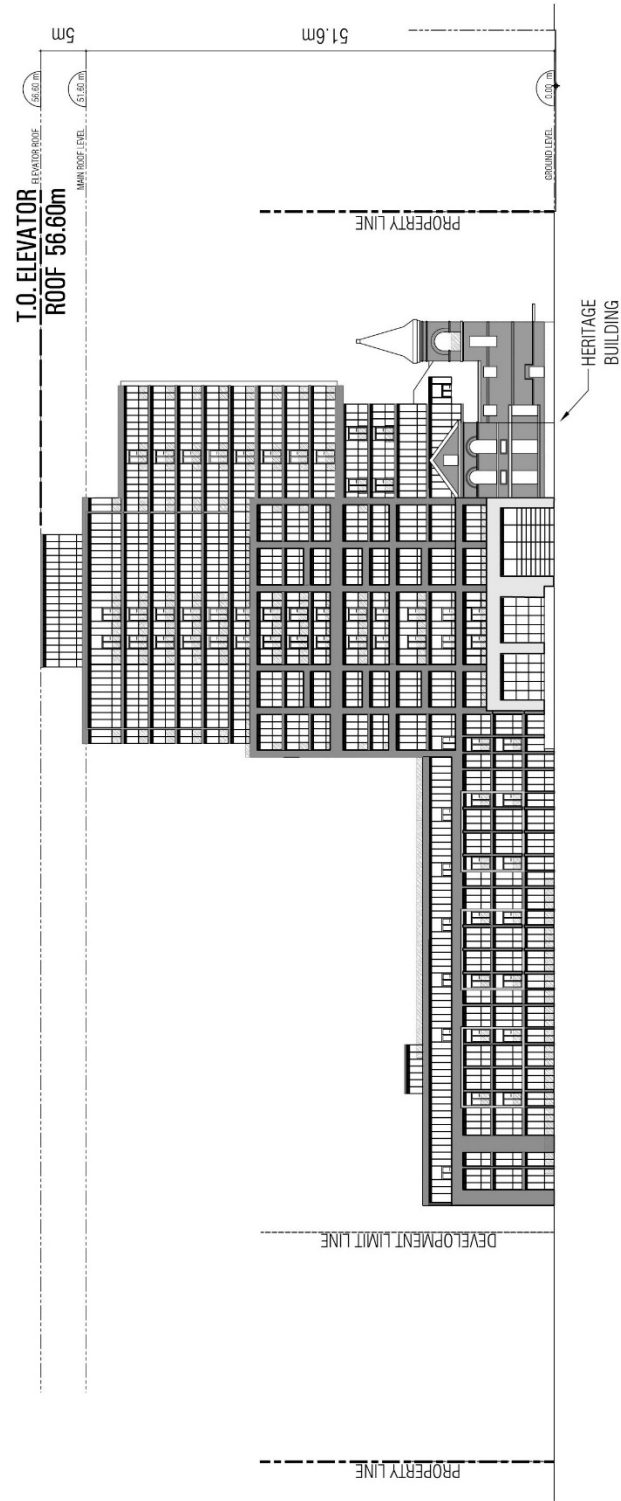


East Elevation

Attachment 7: North Elevation

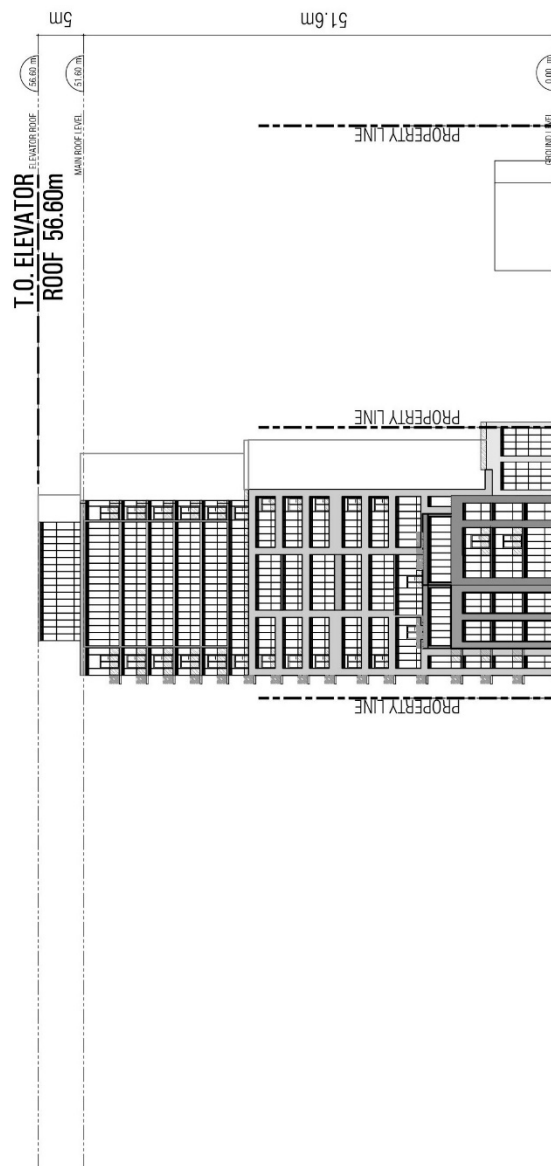


Attachment 8: South Elevation



South Elevation

Attachment 9: West Elevation



West Elevation

Attachment 10: Application Data Sheet

Municipal Address: 954-958 Broadview Avenue and 72 Chester Hill Road
Date Received: March 14, 2019
Application Number: 18 118403 STE 29 OZ
19 125893 STE 14 OZ
Application Type: Official Plan and Zoning By-law Amendment

Project Description: A 16-storey building that is predominately residential except for one retail space (175 square metres) on the ground floor. The proposal is 16 storeys tall (51.6 metres, excluding mechanical penthouse) consisting of 15,484 square metres of gross floor area (GFA). A total of 223 residential units are proposed. The floor space index (FSI) of the proposed development is 3.3 times the area of the lot. The proposal would also retain and readapt a property designated under Part IV of the Ontario Heritage Act.

Applicant	Agent	Architect	Owner
DK Broadview Inc.	Bousfields	Graziani + Corazza Architects	DK Broadview Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 343
Zoning:	CR 2.7 (c2.7; r1.0) SS2 (x1163)	Heritage Designation:	Y
Height Limit (m):	10, 14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	4,730	Frontage (m):	39	Depth (m):	136
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			15,309	15,309
Non-Residential GFA (sq m):			175	175
Total GFA (sq m):			15,484	15,484

Height - Storeys:	2	2	16	16
Height - Metres:			51.6	51.6

Lot Coverage Ratio (%)	58	Floor Space Index:	3.3
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,309	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	175	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			223	223
Other:				
Total Units:			223	223

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			148	51	24
Total Units:			148	51	24

Parking and Loading

Parking Spaces:	91	Bicycle Parking Spaces:	229	Loading Docks:	1
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