

741 Broadview Avenue – Zoning By-law Amendment Application – Preliminary Report

Date: June 4, 2021

To: Toronto and East York Community Council

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

Ward: Ward 14 - Toronto Danforth

Planning Application Number: 21 113003 STE 14 OZ

Notice of Complete Application Issued: March 18, 2021

Current Use(s) on Site: 3-storey office and commercial building

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 741 Broadview Avenue. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 741 Broadview Avenue 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.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law provisions for height, density, setbacks and the maximum number of permitted dwelling units for the property at 741 Broadview Avenue. The application proposes a three-storey addition atop the existing three-storey commercial building, along with a four-storey addition at the rear where there is currently a parking lot, accessed from a driveway off of Dearbourne Avenue. The proposed height is 21.2 metres with a floor space index of 3.2. A total of 19 residential units (6 bachelor, 9 one-bedroom, 1 two-bedroom and 3 three-bedroom units) are proposed with a total residential GFA of 1,535 square metres and a total commercial GFA of 1,611 square metres. There are no proposed indoor amenity spaces. A common outdoor amenity area of 97 square metres is proposed at the rear/north-east of the property.

Vehicular access is from the existing driveway off Dearborne Avenue. Fifteen vehicular parking spaces are proposed. Thirteen of these spaces are contained within an above-ground two-storey 'Klaus' stacked parking system. Nineteen bicycle parking spaces are also proposed.

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

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1, 2, 3 and 4 of this report for a three-dimensional representation of the project in context, building elevations, location map, and site plan; respectively.

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).

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 Mixed Use Areas on Map 21 Land Use Plan, as shown in Attachment 5.

Zoning By-laws

The City of Toronto Zoning By-law 569-2013 zones the site as CR 2.5 (c0.5; r2.5) SS2 (x1969) on the portion of the property where the existing commercial/office building is located and R (d0.6) (x221) at the rear where the existing parking and driveway are located. The application proposes to change the permissions relating to height, density, setbacks and the maximum number of permitted dwelling units on the site. The current zoning of the property is shown in Attachment 6.

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 Mid-rise Building Performance Standards and Addendum and Retail Design Manual will be used in the evaluation of this application.

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.

COMMENTS

Reasons for the Application

An application for a Zoning By-law Amendment is required to facilitate a number of amendments to zoning standards under the City of Toronto Zoning By-law 569-2013.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate the application to determine their consistency with the PPS (2020) and conformity with the Growth Plan (2020). Given the explicit link between Provincial policy and the Official Plan, consistency with the PPS and conformity with the Growth Plan will largely be determined by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this application to determine its conformity to the Official Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing and other built-form components based on Section 2 j), q) and r) of the Planning Act; the PPS (2020), Growth Plan (2020) and the City's Official Plan policies and design guidelines.

These will include evaluation of the proposed height and massing; appropriate setbacks and stepbacks; assessing transition impacts to adjacent areas; and the potential impacts relating to shadows, privacy and overlook.

The existing building is built up to the street edge along Broadview Avenue. The proposed building seeks to maintain this edge. Staff will evaluate opportunities to enhance the Broadview Avenue streetscape.

The development proposes a mix of units, including bachelor, one-, two- and three-bedroom units. Staff are reviewing the proposed unit sizes and unit mix.

A shared outdoor amenity space is proposed, a landscaped area, to the rear/north-east of the property. Staff are evaluating the sufficiency of indoor and outdoor amenity space proposed.

A Shadow Study and Pedestrian Level Wind Study have been submitted with the application and are being reviewed by staff.

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). An Arborist Report was submitted and reviewed by Urban Forestry staff. Staff comments indicate that there are no privately-owned trees on the site and neighbouring lands which qualify for regulation under the Private Tree By-law. There are also no City-owned Street or Park trees adjacent to the property.

Urban Forestry staff did provide comments relating to greater soil volumes to be provided for at-grade tree planting areas, requirements for a watering programme and provisions for native and pollinator-supportive species.

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

Infrastructure/Service Capacity

The applicant has submitted a Servicing Report, Hydrogeological Report and Transportation Impact, Parking and Loading Study, which will be reviewed in detail by Engineering and Construction Services staff to ensure that there is sufficient infrastructure capacity to accommodate the proposed development. Further revisions may be required in order for these studies to be accepted by staff.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The application is being reviewed by staff for compliance with Tier 1 performance standards. Community Planning will encourage the applicant to pursue Tier 2 or higher under the TGS.

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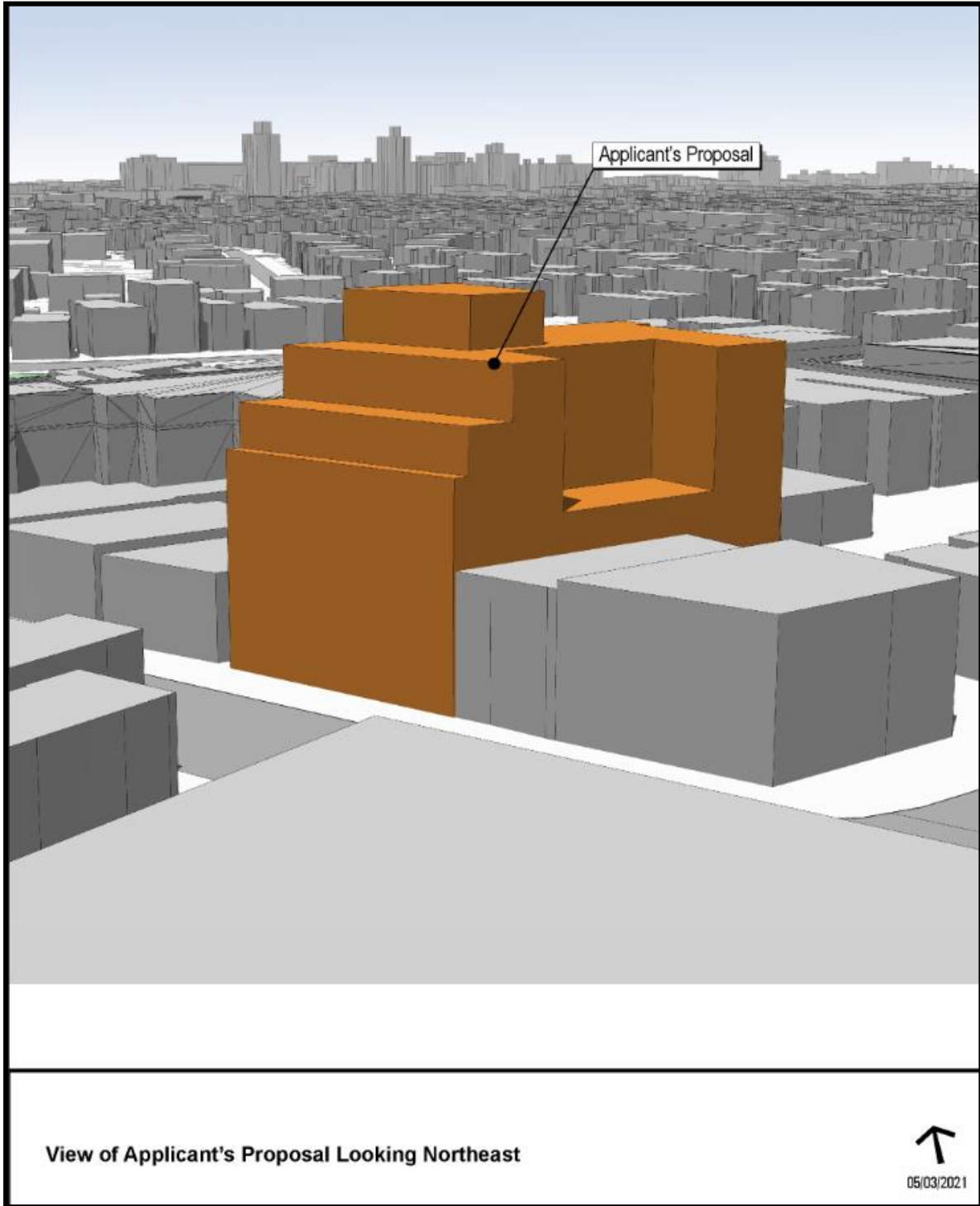
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

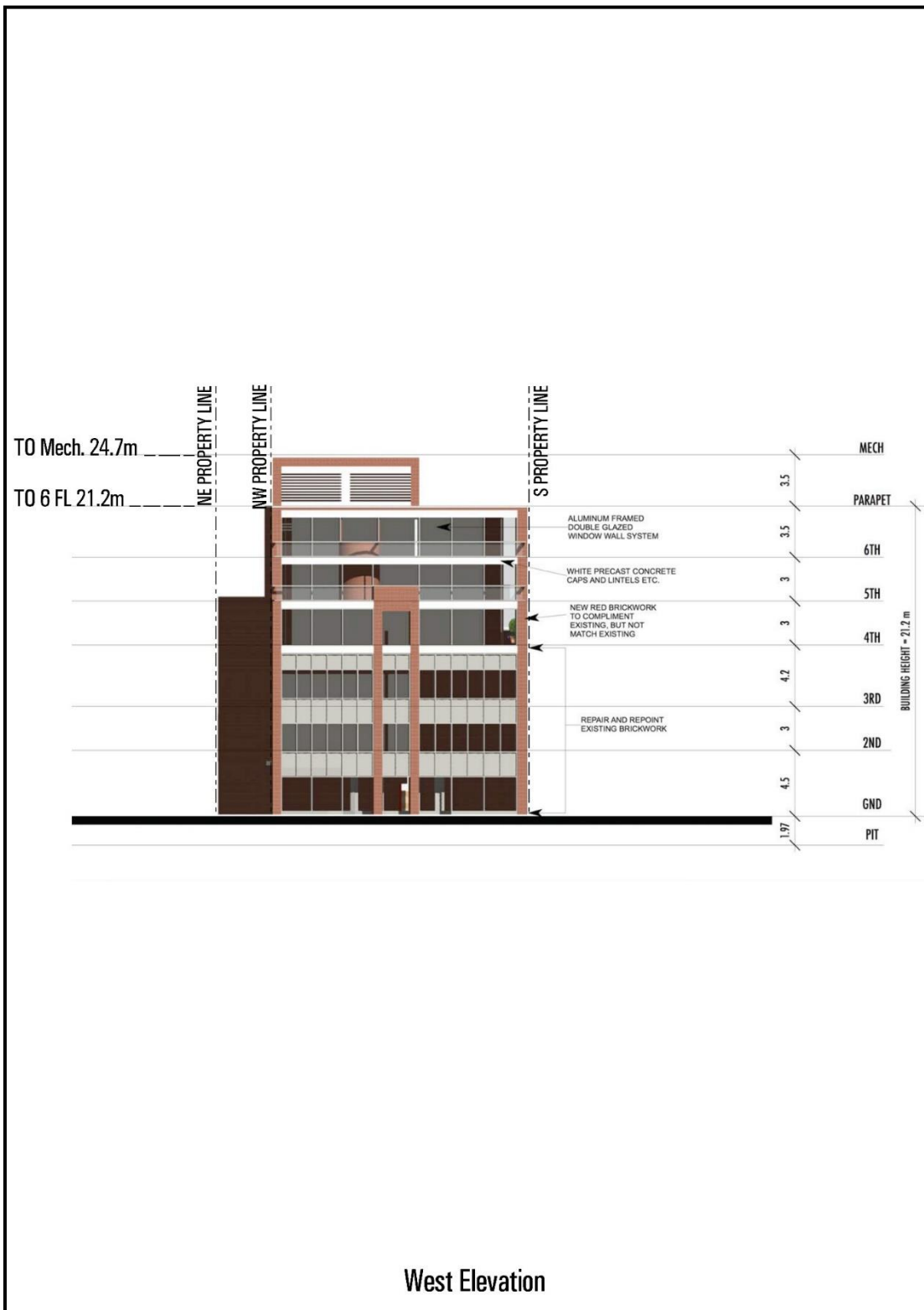
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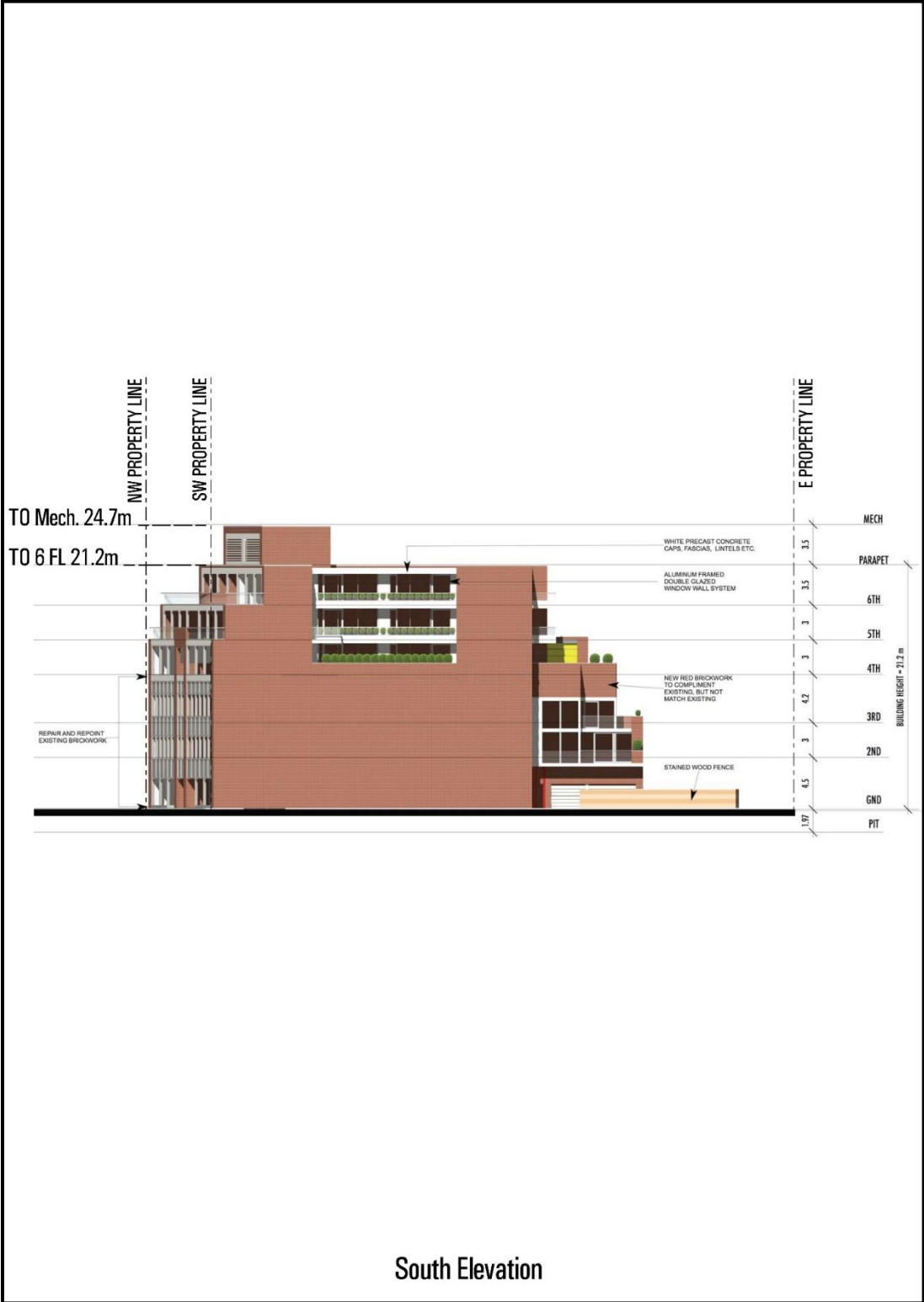
City of Toronto Drawings
Attachment 1: 3D Model of Proposal in Context
Attachment 2: Building Elevations
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning Map
Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context

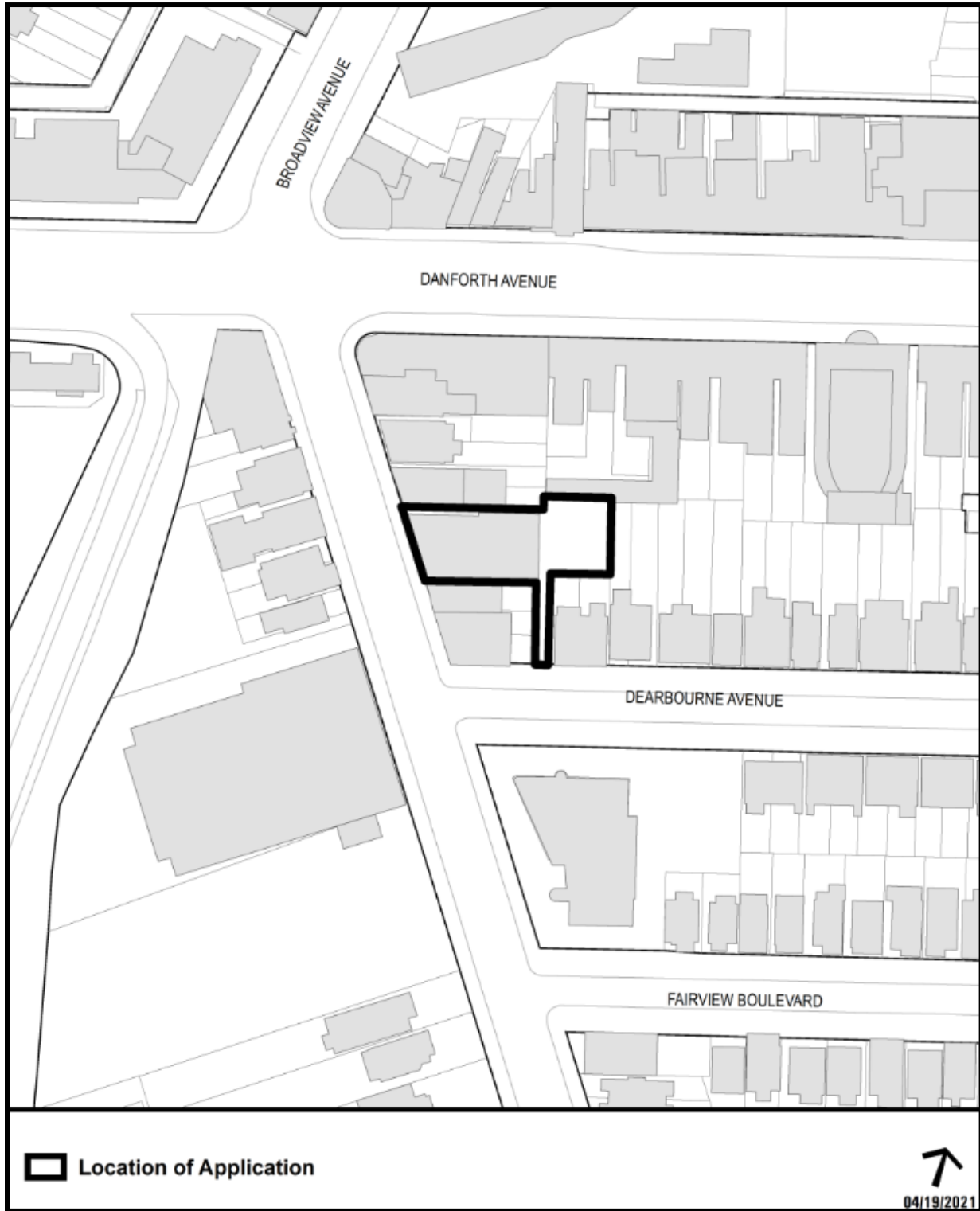


Attachment 2: Building Elevations

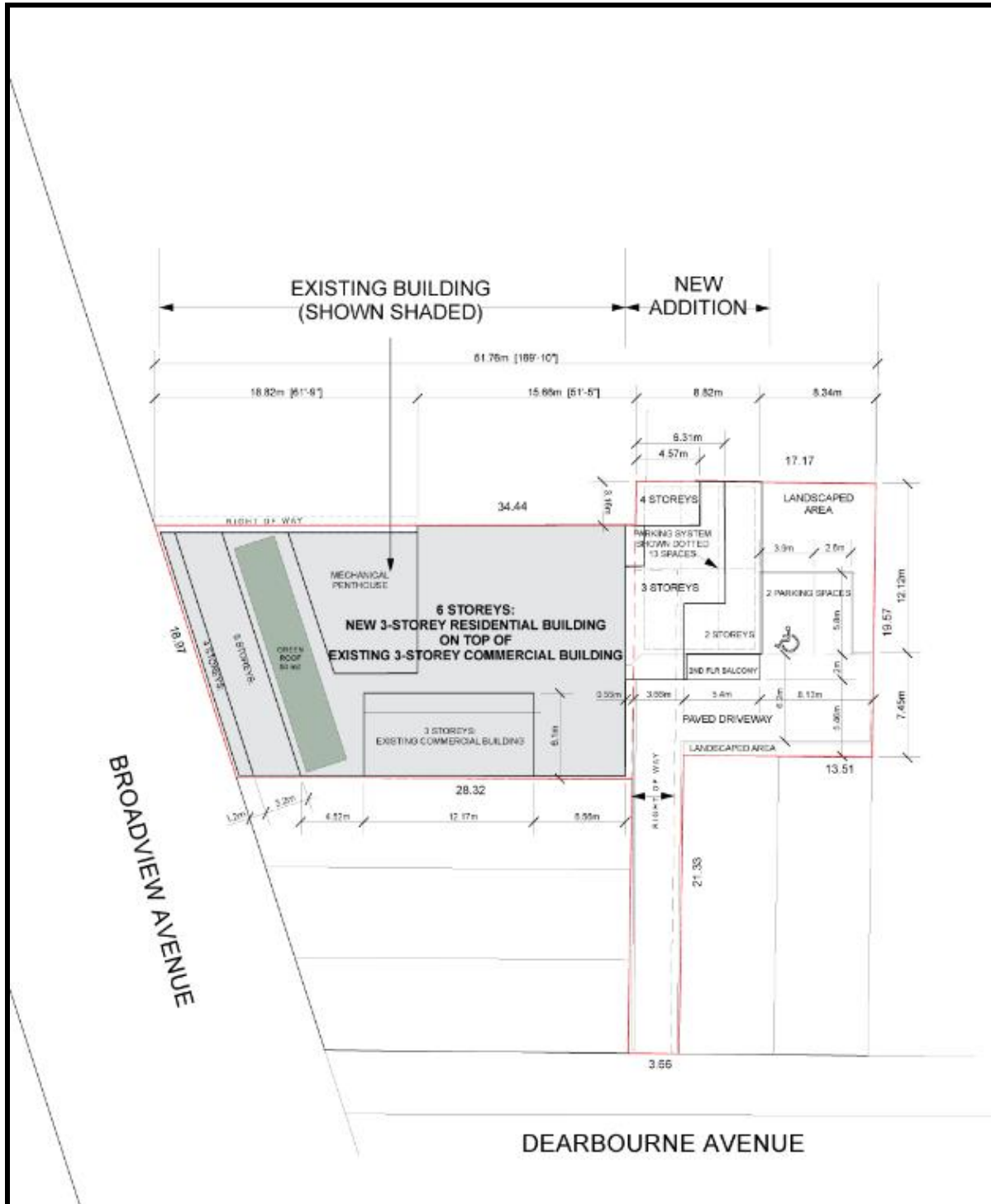




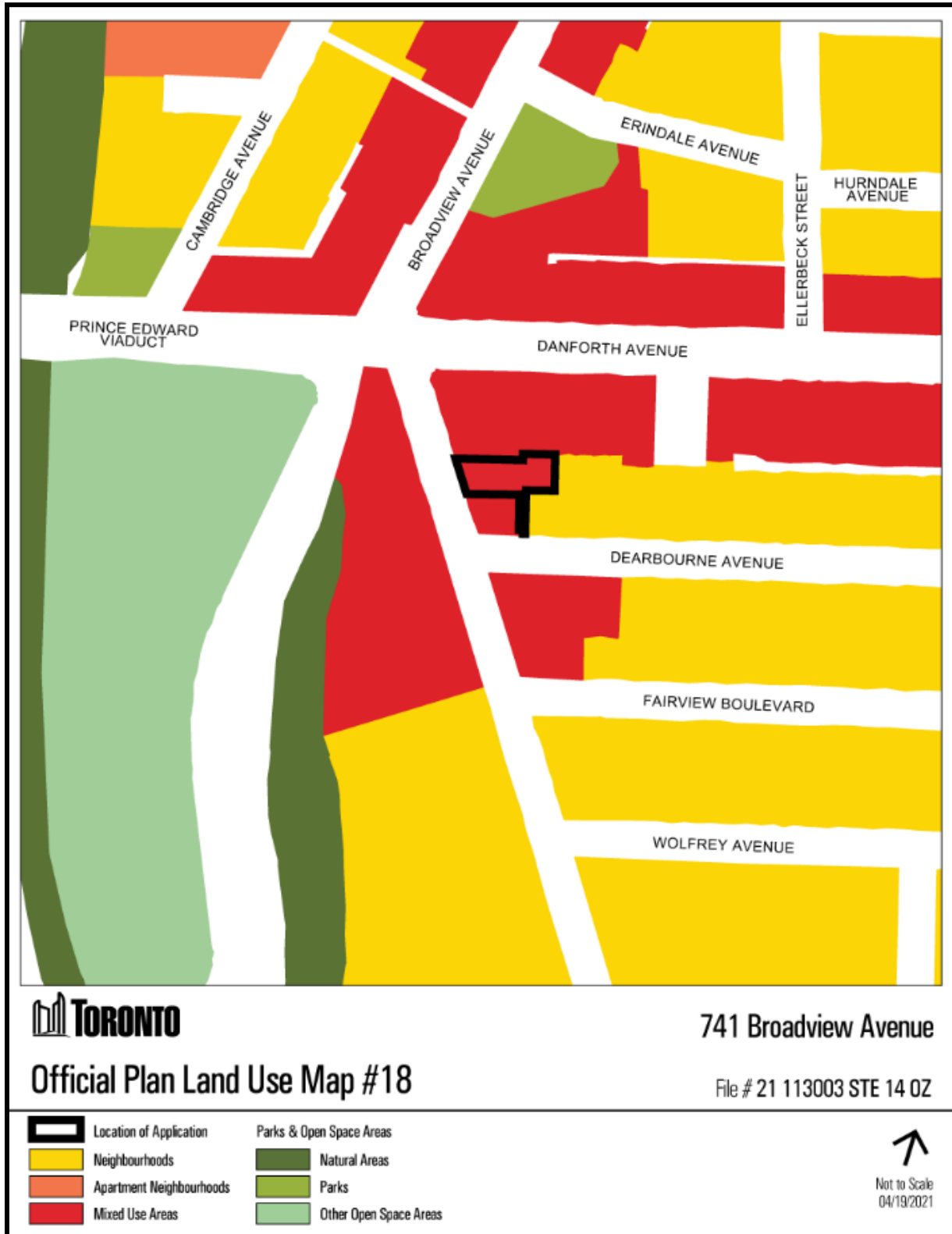
Attachment 3: Location Map



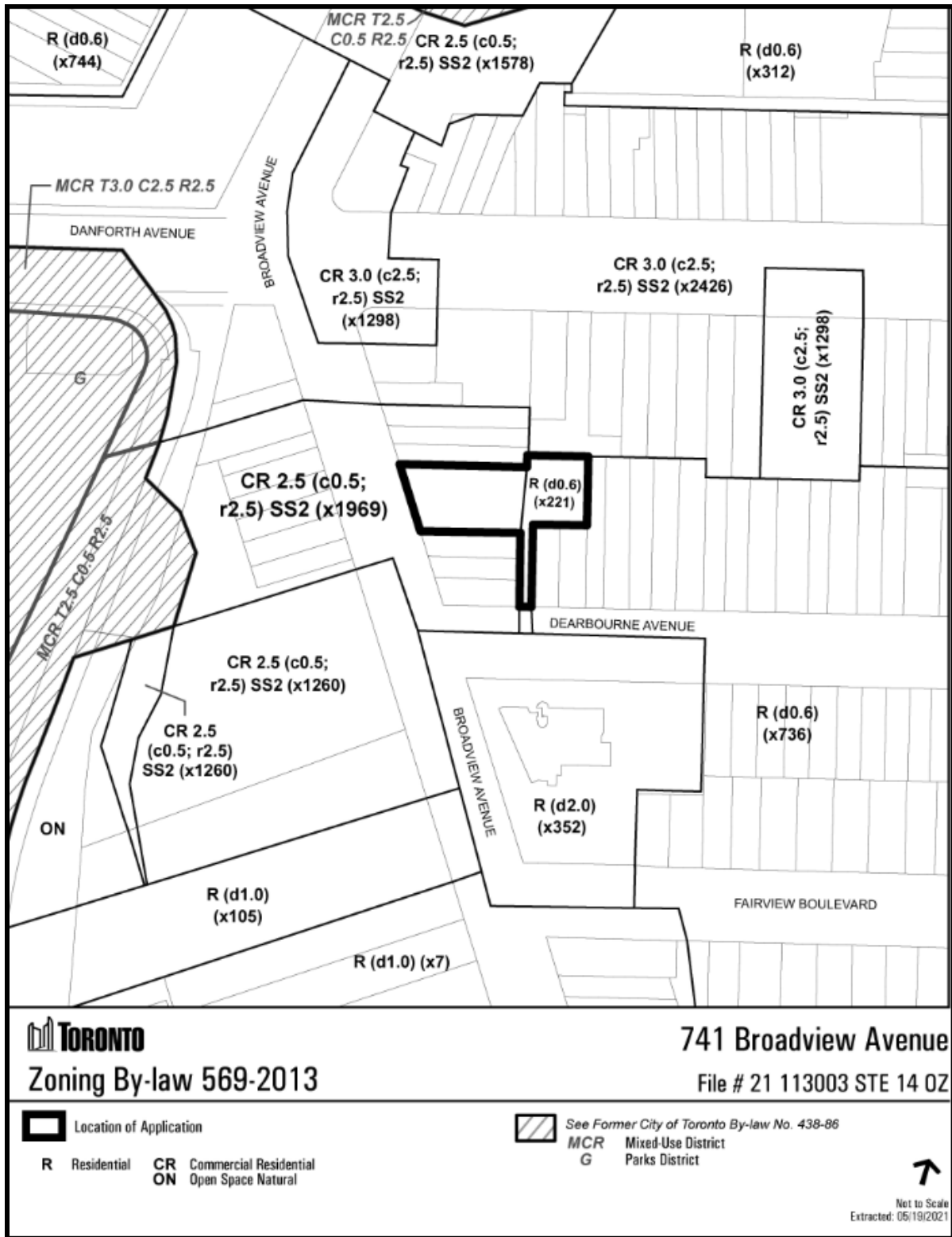
Attachment 4: Site Plan



Attachment 5: Official Plan Map



Attachment 6: Zoning Map



Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 741 BROADVIEW AVE Date Received: February 5, 2021

Application Number: 21 113003 STE 14 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for a 3-storey addition atop an existing 3-storey non-residential building, as well as a rear 4-storey addition to the building. The proposed additions will accommodate 19 residential dwelling units, and be comprised of 1535 square metres of residential gross floor area.

Applicant	Agent	Architect	Owner
EVANS PLANNING		Keith Loffler McAlpine Architects	2676184 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR2.5 (c0.5;
r2.5) SS2 Heritage Designation:

Height Limit (m): 14 Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 981 Frontage (m): 19 Depth (m): 52

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	657	657		657
Residential GFA (sq m):			1,535	1,535
Non-Residential GFA (sq m):	1,611	1,611		1,611
Total GFA (sq m):	1,611	1,611	1,535	3,146
Height - Storeys:	3	3	6	6
Height - Metres:	12	12	21	21

Lot Coverage Ratio (%): 66.97 Floor Space Index: 3.21

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,535	
Retail GFA:		
Office GFA:	1,611	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			19	19
Other:				
Total Units:			19	19

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		6	9	1	3
Total Units:		6	9	1	3

Parking and Loading

Parking Spaces:	15	Bicycle Parking Spaces:	Loading Docks:
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