

## **61-75 Brownlow Avenue – Zoning Amendment Application – Preliminary Report**

**Date:** October 29, 2021

**To:** Toronto and East York Community Council

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

**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 21 203868 STE 12 OZ

**Related Applications:** 21 203871 STE 12 SA

**Current Uses on Site:** Eight three-storey townhouse units with integral garages.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 61-75 Brownlow Avenue. The application proposes a 35-storey residential tower, including a 5-storey base building with a total of 384 dwelling units.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 61-75 Brownlow 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**

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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.

## THE APPLICATION

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**Complete Application Submission Date:** August 25, 2021

### Description

The application proposes a 35-storey residential tower (113.3 metres plus mechanical penthouse), including a 5-storey base building (19.5 metres) with a total residential floor area of 25,534.40 square metres, which results in Floor Space Index (FSI) of 15.02. A total of 384 residential dwelling units, 389.8 square metres (1.0 square metre per unit) of indoor amenity space and 388.1 square metres (1.0 square metre per unit) of outdoor amenity space is proposed. Vehicle and loading access would be provided at the northwest corner of the site from Brownlow Avenue. A total of 69 vehicular parking spaces (61 residential and 8 visitor), is proposed in a 2-level underground garage. The existing townhouses would be demolished.

See Attachments 2, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### Reason for the Application

The Zoning By-law Amendment application proposes to amend Zoning By-laws 438-86 and 569-2013 to vary performance standards including: building height; building setbacks; floor space index; amenity space and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

### Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

## POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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### 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).

## **Planning for Major Transit Station Areas**

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 MTSA's are planned for the prescribed densities.

## **Toronto Official Plan**

The 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*. The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, including heritage preservation and environmental stewardship. The Official Plan also provides for the use of Section 37 of the Planning Act to pass by-law for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities and local improvements. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

The site is shown as *Centres* on Map 2 of the Official Plan and *Apartment Neighbourhoods* on Map 17 of the Official Plan. See Attachment 4 of this report for the Official Plan Land Use Map.

## **Yonge-Eglinton Secondary Plan**

The site is located within the Yonge-Eglinton Secondary Plan area. The Secondary Plan designates the site as Apartment Neighbourhoods on Map 21-4. The site is located within the Soudan Character Area "B3" on Map 21-2 of the Secondary Plan and the Secondary Zone of the Transit Node associated with the Mount Pleasant and Eglinton Crosstown Station. The Soudan Apartment Neighbourhood is planned for building heights of 20 to 35 storeys, with heights generally decreasing from north to south and from west to east.

The Midtown Apartment Neighbourhoods are defined by a variety of building types including mid-century apartment towers, walk-up apartment buildings and townhouses. Infill development and redevelopment will be designed and located to complement the existing built form fabric and to provide for adequate sunlight on streets, parks and open spaces. The Soudan Character Area is characterized by apartment buildings of a consistent height located within an open space setting. New development will be compatible with this character, coupled with new mid-rise buildings and appropriate spacing between tall buildings.

The site is located on the east side of Brownlow Avenue which is designated as Midtown Greenways on Map 21-6 on the Secondary Plan. The Midtown Greenway streets will provide improved pedestrian amenity and support the continuation and expansion of the landscaped setbacks characteristic of the Secondary Plan area. The

landscaped setbacks will provide a range of publicly-accessible spaces and will be planted with high-branching deciduous trees and understory plantings.

The Yonge-Eglinton Secondary Plan can be found here: [https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning\\_OPA405.pdf](https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf)

## **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>

## **Zoning By-laws**

The site is zoned Residential R (d0.6) (x914) under Zoning By-law 569-2013 and Residential District 2 (R2) under Zoning By-law 438-86; both of which permit a maximum combined density of 0.6 times the area of the lot and a maximum building height of 38.0 metres. See Attachment 5 of this report for the existing Zoning By-law Map.

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/>

## **Urban Forestry/Environment**

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).

## **Design Guidelines**

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

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

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

### **Toronto Green Standard (Climate Mitigation and Resilience)**

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 City-wide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

The Toronto Green Standard can be found at the following link:  
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>.

## **COMMENTS**

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### **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**

Revisions may be required to ensure that the proposed development conforms with the Growth Plan, and is consistent with the PPS.

## **Official Plan Conformity**

City Planning staff will review and assess the application for conformity with the Official Plan including the application's conformity with the *Apartment Neighbourhoods* policies and the Yonge-Eglinton Secondary Plan which applies to this application.

## **Built Form, Planned and Built Context**

Staff will assess the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the *Planning Act*; the PPS; the Growth Plan; the City's Official Plan policies; and the City's Design Guidelines.

The following preliminary issues have been identified:

- Suitability of the site to accommodate a tall building with appropriate setbacks and separation distances;;
- Suitability of the proposed density and height in relation to the existing and planned context including Eglinton Junior Public School;
- Tower separation of 20.0 metres from the proposed tall residential building at 744-758 Mount Pleasant Road;
- Appropriateness of the tower setbacks from the adjacent properties to the north (5.5 metres) and south (10 metres);
- Base building setback of 1.5 metres from the property line on Brownlow Avenue, which is identified as the Midtown Greenway in the Yonge-Eglinton Secondary Plan;
- Base building setback of 3 metres to the east and south;
- Possibility for continuation of the mid-block pedestrian connection as shown on the Map 21-9 of the Yonge-Eglinton Secondary Plan;
- Design of front entrances and front yards for at-grade residential units;
- Location and amount of amenity spaces provided;
- Mix of unit types and sizes; and
- Pedestrian level wind conditions along adjacent street frontages and properties as well as the effect on the proposed amenity terrace. A Pedestrian Level Wind Assessment was submitted and is currently under review by City staff.

## **Parking and Loading**

The proposal provides a total of 69 vehicular parking spaces, located across two levels of underground parking, consist of 61 parking spaces dedicated to residents and 8 parking spaces dedicated to residential visitors. The residential parking supply proposed is 0.18 spaces per unit. Staff will review whether the supply is appropriate including the provision of accessible parking spaces.

A total of 385 bicycle parking spaces (346 long-term spaces and 39 short-term spaces) are proposed for the site. Staff will review the appropriateness of the location and visibility of the proposed short-term bicycle parking spaces.

The application proposed 1 Type G loading space located within the building. City staff will review the amount, type, and location of the loading spaces required for this proposal.

### **Shadow**

Shadow studies were prepared in support of the proposal which show the extent of the shadow from the proposed building on March 21 and September 21. Staff will continue to evaluate the potential shadow impacts of the proposed building on adjacent properties and the Eglinton Junior Public School.

### **Tree Preservation**

The applicant has submitted an arborist report. The report concludes that a total of 9 trees, including two City trees, are proposed to be removed. Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

### **Infrastructure/Servicing Capacity**

Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

### **School Boards**

The application has been circulated to the Toronto school boards. The school boards will assess their ability to accommodate the additional students resulting from the proposed development.

The Toronto District School Board will evaluate the impact of the proposed development on Eglinton Junior Public School which is located to the north of the subject site.

### **Toronto Green Standard**

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

### **Additional Issues**

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



## **Next Steps**

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the *Planning Act* before being considered at City Council for a decision.

## **CONTACT**

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E-mail: Alex.Teixeira@toronto.ca

## **SIGNATURE**

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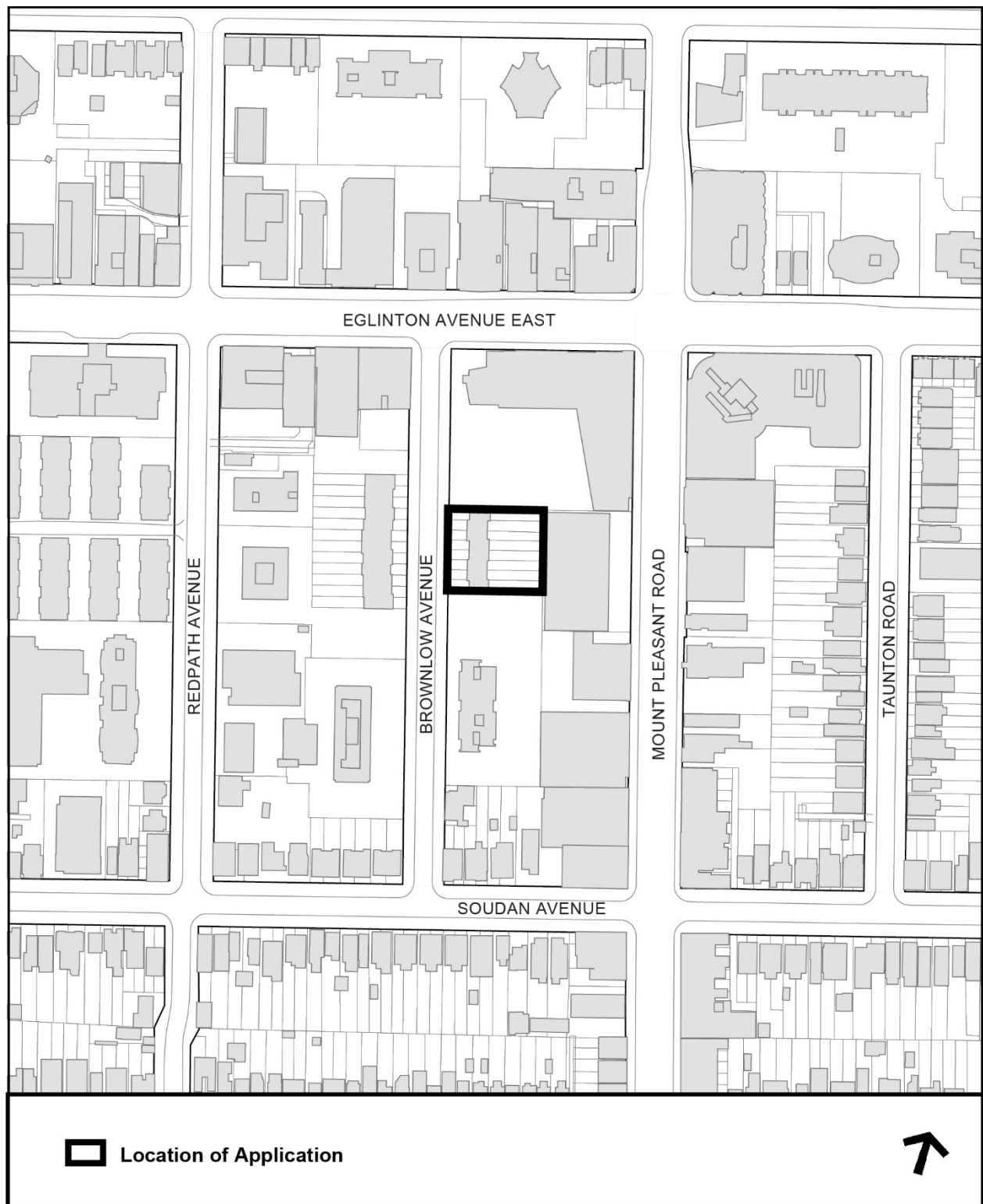
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

## **ATTACHMENTS**

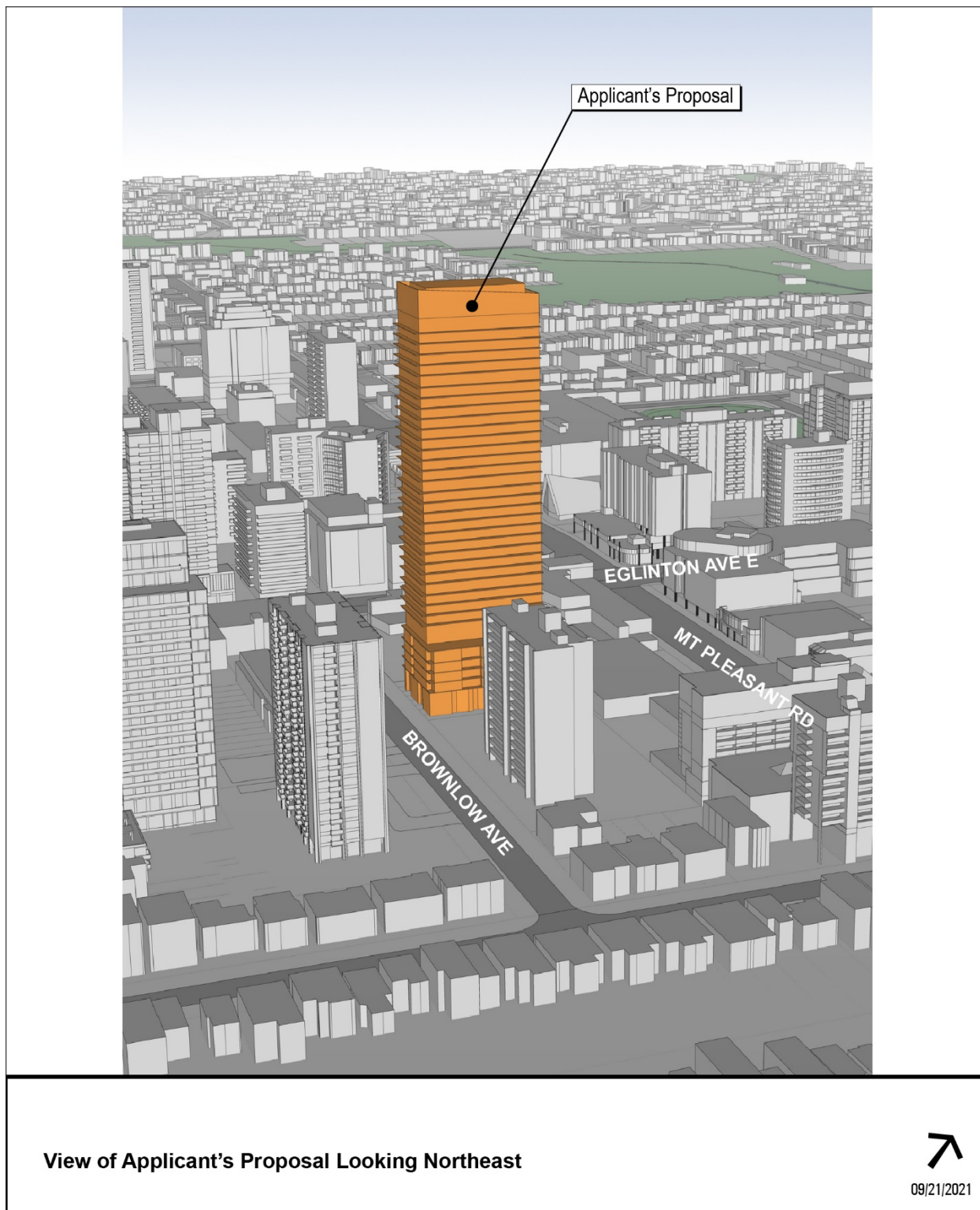
### **City of Toronto Drawings**

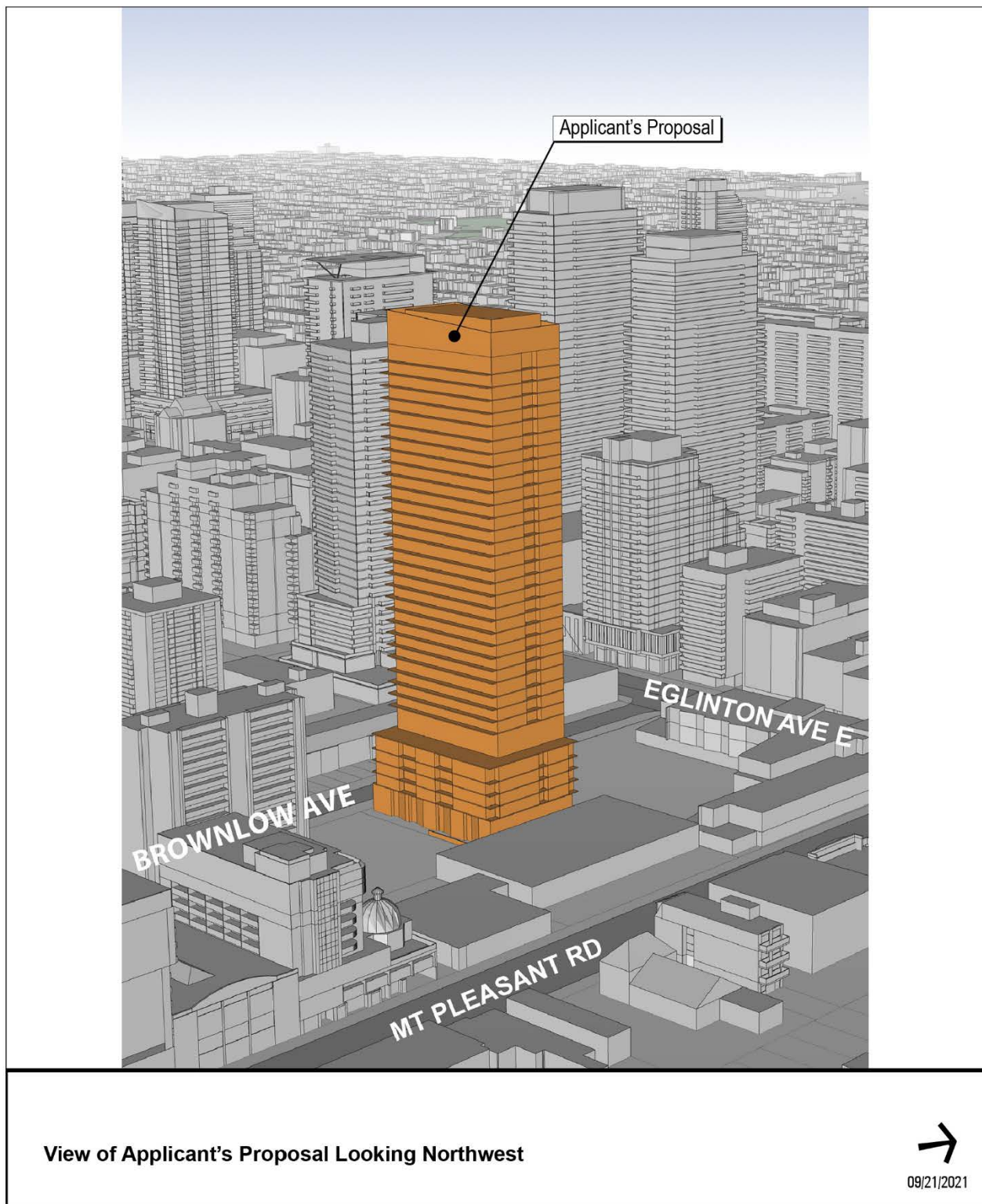
Attachment 1: Location Map  
Attachment 2: 3D Models of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Zoning By-law Map  
Attachment 6: Application Data Sheet

Attachment 1: Location Map



## Attachment 2: 3D Models of Proposal in Context

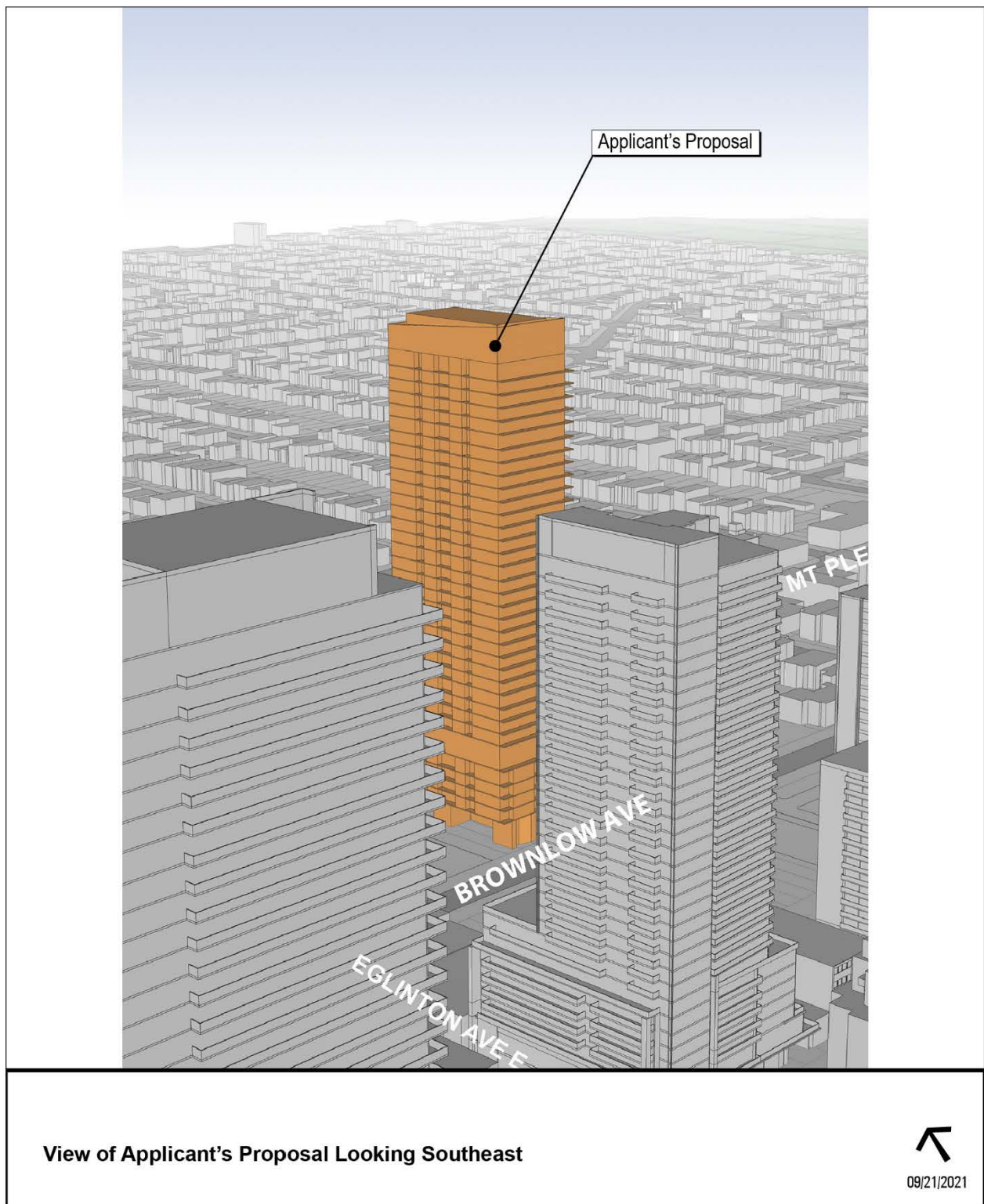




**View of Applicant's Proposal Looking Northwest**

→  
09/21/2021





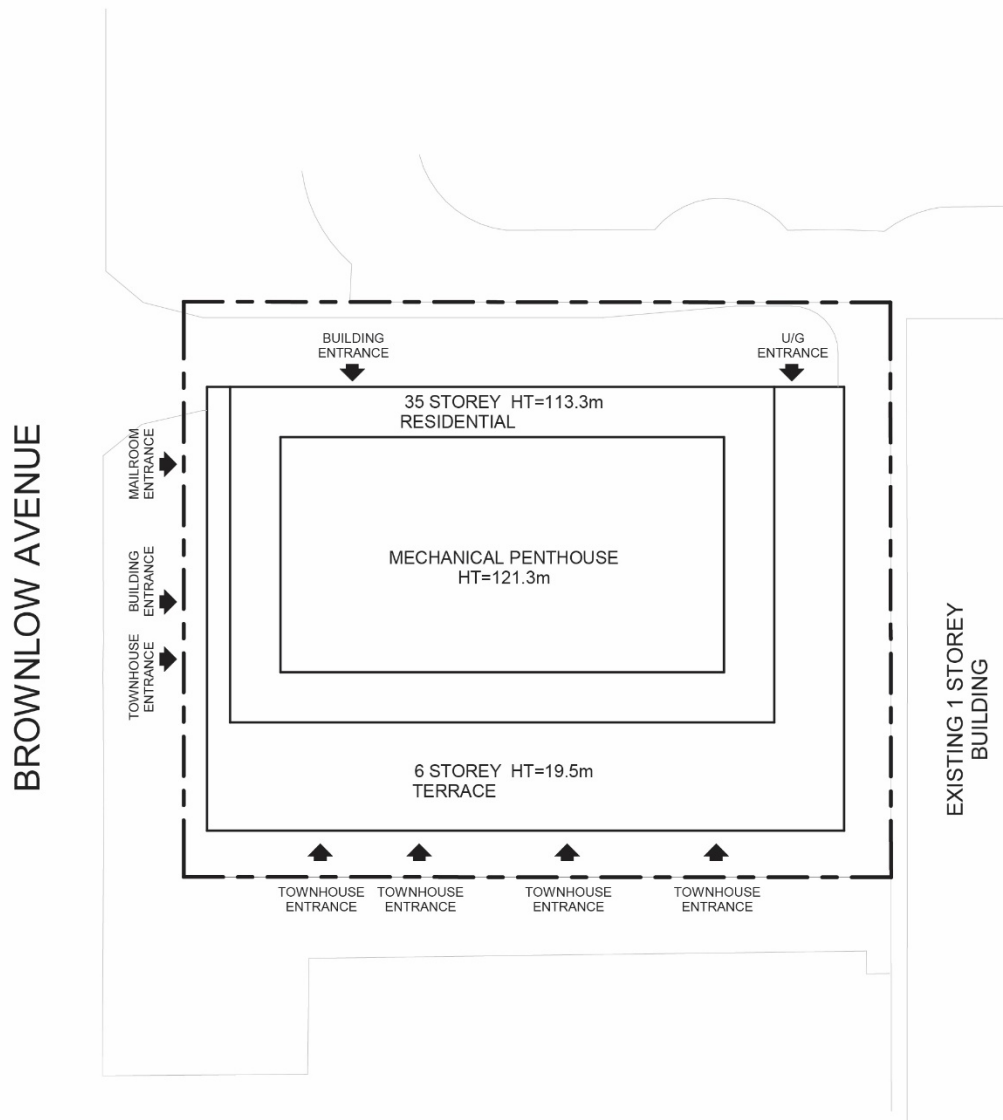


**View of Applicant's Proposal Looking Southwest**



09/21/2021

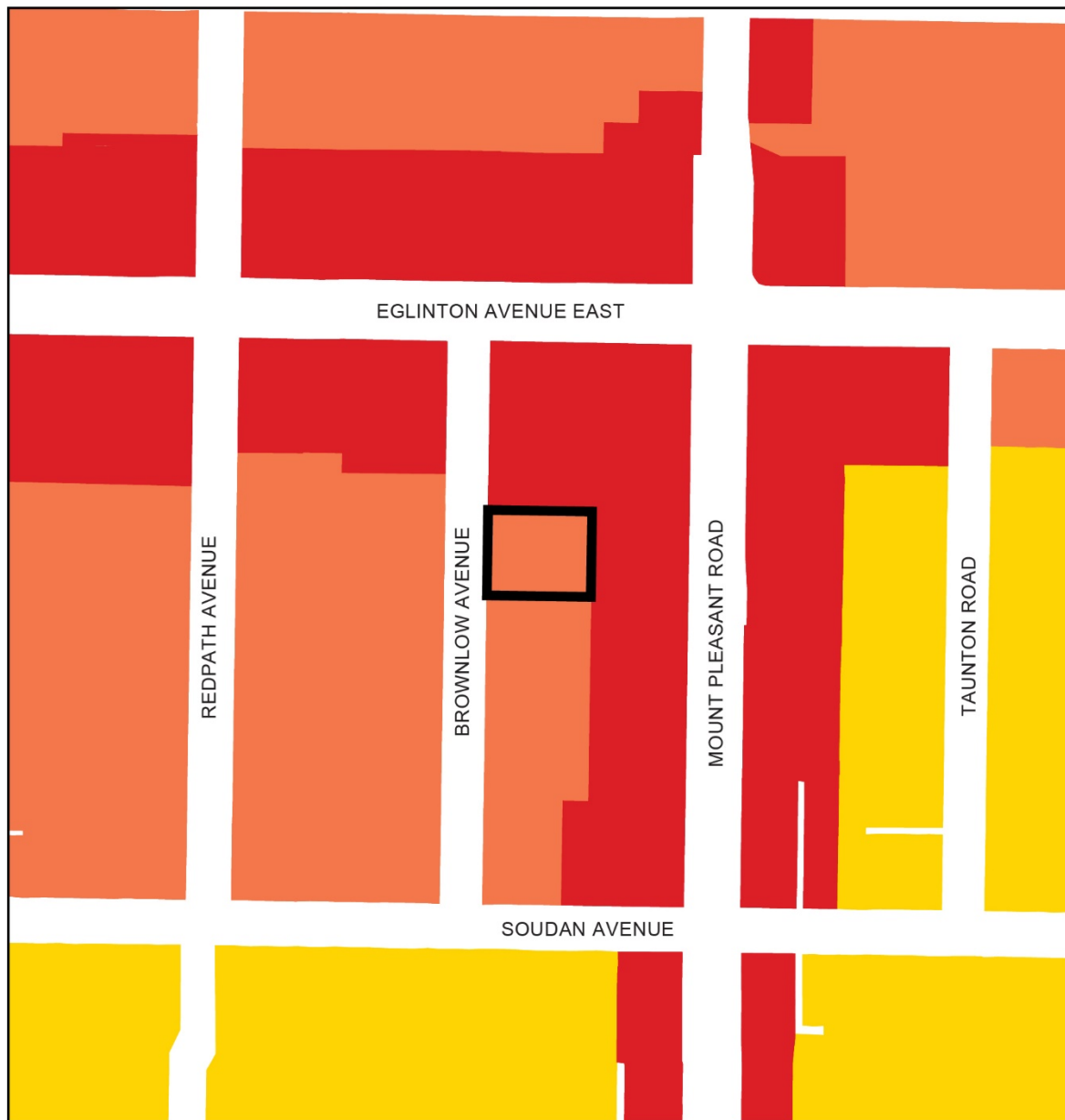
### Attachment 3: Site Plan



Site Plan



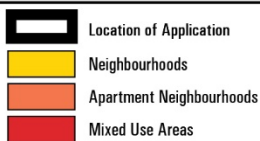
## Attachment 4: Official Plan Map



Official Plan Land Use Map #17

61-75 Brownlow Avenue

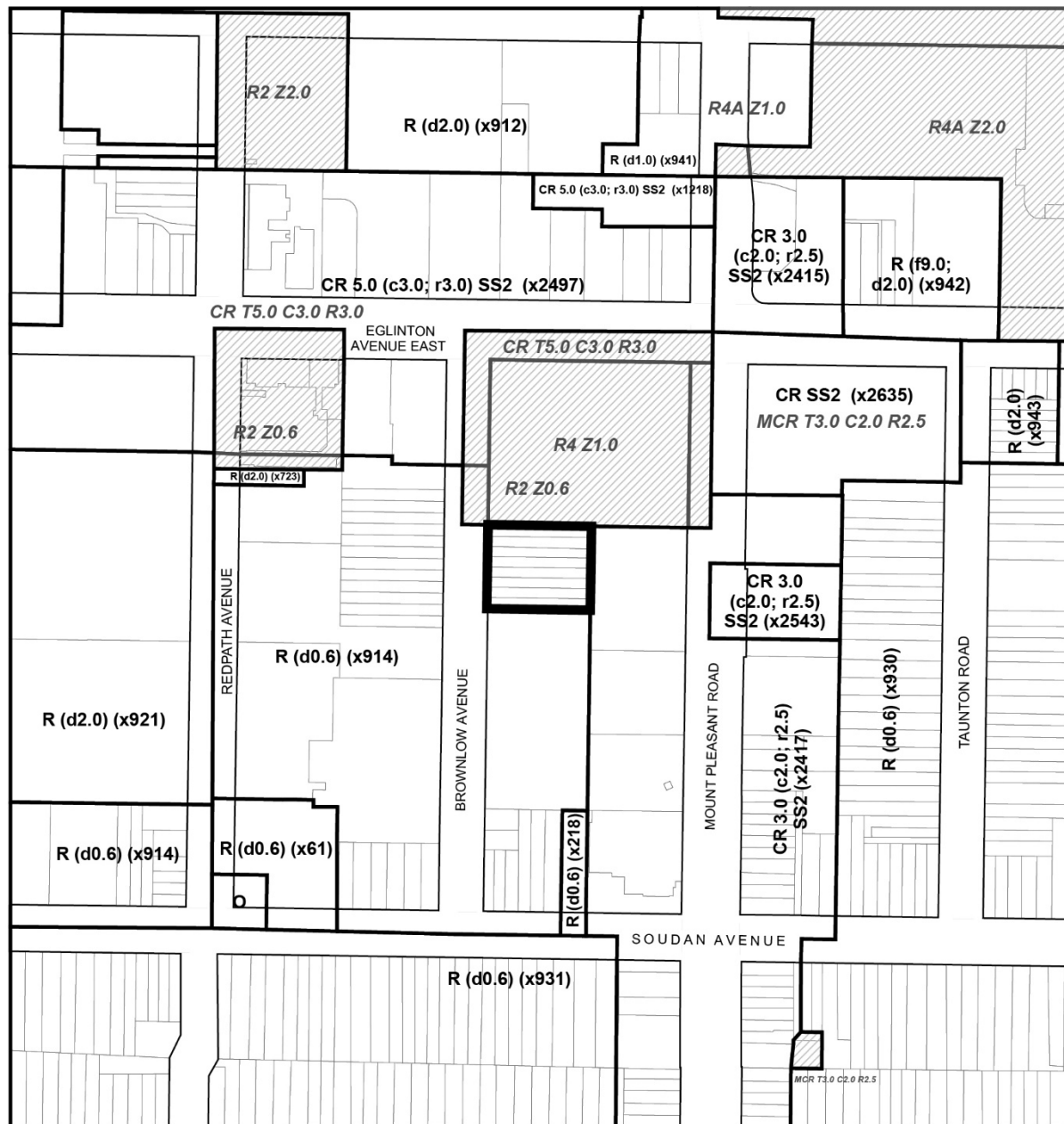
File # 21 203868 STE 12 02



Not to Scale  
Extracted: 08/30/2021



# Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

61-75 Brownlow Avenue

File # 21 203868 STE 12 0Z

 Location of Application  
R Residential  
CR Commercial Residential  
O Open Space

 See Former City of Toronto By-law No. 438-86  
R2 Residential District  
MCR Mixed-Use District

  
Not to Scale  
Extracted: 08/30/2021

## Attachment 6: Application Data Sheet

Municipal Address: 61-75 Brownlow Ave Date Received: August 25, 2021

Application Number: 21 203868 STE 12 OZ

Application Type: Zoning By-law Amendment

Project Description: 35-storey residential tower, including a 5-storey base building with a total of 384 dwelling units. 69 parking spaces are proposed in a 2-level underground parking garage.

Applicant	Agent	Architect	Owner
Menkes Brownlow Inc.	Menkes Brownlow Inc	Turner Fleischer	Menkes Brownlow Inc..

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Yonge-Eglinton Secondary Plan
Zoning:	R (d0.6)(x914)	Heritage Designation:	No
Height Limit (m):	38	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 1,699 Frontage (m): 37.2 Depth (m): 45.7

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			678.5	678.5
Residential GFA (sq m):			25528.5	25528.5
Non-Residential GFA (sq m):			0.00	0.00
Total GFA (sq m):			25528.5	25528.5
Height - Storeys:	3		35	35
Height - Metres:			121.3	121.3

Lot Coverage Ratio (%): 40 Floor Space Index: 15.02

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	25,528.5	

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	8	0		
Condominium:			384	384
Other:				
Total Units:			384	384

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	0	282	61	41	
Total Units:	0	282 (73.4%)	61 (15.9%)	41 (10.7%)	

#### Parking and Loading

Parking Spaces:	69	Bicycle Parking Spaces:	385	Loading Docks:	1
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#### CONTACT:

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