

682, 686, 688, 720, 740 and 742 Broadview Ave – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date: October 26, 2021

To: Toronto and East York Community Council

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

Wards: Ward 14 - Toronto-Danforth

Planning Application Number: *21 199636 STE 14 OZ*

Notice of Complete Application Issued: October 4, 2021

Listed Heritage Building(s) on Site: Yes

Current Use(s) on Site: The land assembly contains a single-storey grocery store with surface parking, two three-storey mixed-use retail and residential rental buildings, and three -storey listed heritage residential buildings.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 682, 686, 688, 720, 740 and 742 Broadview Avenue (the Site). The application proposes to replace the existing grocery store with a 35-storey mixed-use residential building containing a grocery store at the ground level. The application is preserving the three heritage buildings onsite, and providing onsite parkland and Privately-Owned Publicly Accessible Spaces (POPS) leading to a new connection to the Don Valley Ravine system to the west of the Site.

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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 682, 686, 688, 720, 740 and 742 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.

THE APPLICATION

This application proposes to amend the Official Plan and applicable Zoning By-laws to permit a 35-storey (115-metre) residential tower, including a 7-storey (28-metre) base building. The development proposal has a total gross floor area of 40,125.7 square metres, with 38,996.75 square metres attributed to residential uses, 2,090.5 square metres attributed to commercial uses. The resulting floor space index would be 3.06 times the lot area. The development proposal includes 503 residential units, with a breakdown of 11% 3 bedroom units, 35% 2 bedroom units, and 54% 1 bedroom units.

Three heritage buildings (682, 686, and 688 Broadview Avenue) and one heritage potential building (742 Broadview Avenue) are conserved in the proposal. The heritage buildings have some supportive housing and rental residential units. Due to the COVID-19 Pandemic and the nature of the sensitive uses on-site, staff were unable to conduct a site visit to confirm the number of units; however a letter from the tenant and the property owners is pending. Despite heritage retention, it is unclear whether the existing supportive and rental housing uses will be maintained on-site long-term. Although the proposal brings forward a variety of unit types, there is presently no mention of permanent affordable or supportive housing units on-site.

Vehicular access to the site is proposed to be consolidated to a single ramp between the new public park and the base building fronting Broadview Avenue. 220 vehicular parking spaces, and 524 bicycle parking spaces are proposed.

The proposal includes a new 460 square metre public park and a 1,364 square metre POPS. The proposal also includes 1,060 square metres of indoor amenity space and 956 square metres of outdoor amenity space. The development is adjacent to the Don Valley Ravine system.

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 2 and 3 and 7 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.

Reasons for the Application

An amendment to the Official Plan is required to permit a proposed height of greater than 4 storeys on lands designated Neighbourhoods under the Official Plan. The Official Plan Amendment may also be required to address matters related to the Natural Areas designation, as the conservation approach is refined through the development review process.

An amendment to the applicable Zoning By-laws is also required to create site-specific performance standards including maximum height and density.

Based on the materials submitted with the application, a Rental Housing Demolition Application is not required at this time. As mentioned above, Staff are currently working with the Applicant to confirm the number and type of units that exist onsite. In the event there are 6 or more rental units, a Rental Housing Demolition Application will be required prior to demolition or removal of any rental unit.

Site Plan Control

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

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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).

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

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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. The proposed development is located within 500-800 metres of Broadview Station along the Bloor-Danforth subway line.

Toronto Official Plan Policies and Planning Studies

The Site is located on lands shown as Avenues and Green Space System on Map 2 of the Official Plan, and designated *Mixed Use, Natural Areas and Neighbourhoods* on Map 17 of the Official Plan, as shown on Attachment 4. The proposal is also adjacent to lands designated *Other Open Space Areas*.

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

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) 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 contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also 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 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 Toronto Official Plan may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Danforth Avenue Planning Study

In July 2014, City Council requested the City Planning Division undertake a study of Danforth Avenue in two segments, from Coxwell Avenue to Victoria Park Avenue (Segment 1), and from the Don River to Coxwell Avenue (Segment 2). The Segment 1 Study was completed and adopted by Council in July 2018. The Segment 2 Study is

currently underway and will result in a Site and Area Specific Policy that will reinforce the following core principles:

- To guide and manage incremental development on Danforth Avenue between Broadview Avenue and Coxwell Avenue;
- To respect and reinforce the existing mixed-use and physical character of Danforth Avenue;
- To ensure a coordinated public realm and streetscape network;
- To provide a range of housing options, including affordable and supportive housing units;
- To provide direction for complete streets for Danforth Avenue;
- To conserve and reinforce the area's cultural heritage;
- To identify the future urban structure of the study area; and,
- To reinforce the City's commitment to a more sustainable city through individual development applications, and large-scale City initiatives

The application is within the Segment 2 Study Area.

Information on the Danforth Avenue Planning Study may be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/danforth-avenue-planning-study/>

Official Plan Amendment 343 - Broadview Avenue Planning Study

Official Plan Amendment 343 (the Broadview Avenue Planning Study) was adopted by City Council June 9, 2016. OPA 343 does not apply to the subject lands for this application. Notwithstanding the above, the Broadview Avenue Planning Study includes development-related policies for physical character, parks and public realm, and natural and cultural heritage that are relevant to the development of the subject site, and is being considered contextually.

OPA 343 may be found here:

<https://www.toronto.ca/legdocs/bylaws/2016/law0555.pdf>

Zoning By-laws

The former City of Toronto Zoning By-law 438-86 zones the properties at 682, 686, and 688 Broadview Avenue Residential R4 Z1.0 (H10.0) and properties at 720, 740, and 742 Broadview Avenue Mixed Commercial Residential MCR T2.5 C0.5 R2.5 (H14.0).

The R4 zone permits a range of residential uses, including apartments. The R4 zone additional regulations, such as an overall density limit of 1.0 times the lot area for residential uses and a height limit of 10 metres.

The MCR zone permits a broad mix of residential, commercial and other uses. The MCR zone includes additional regulations, such as an overall density limit of 2.5 times the lot area for residential uses and 0.5 times the lot area for commercial uses. A height limit of 14 metres applies to the MCR zone.

There are several site specific exceptions that apply to the subject properties. Exceptions #105 and #1260 apply to 720 Broadview Avenue which states that an apartment building is a permitted building type with several built form conditions. Exception #1969 applies to 740 and 742 Broadview Avenue and identifies conditions to limit the density of non-residential uses on site. Exception #7 applies to 682, 686 and 688 Broadview Avenue which provide conditions to permit additional non-residential uses including a Nursing Home, Retirement Home and Religious Residence.

Under Zoning By-law 569-2013, the site is zoned Residential (R) along the southern portion of the site, Commercial Residential (CR 2.5 (c0.5; r2.5) SS2 (x1260)) along the northern portion of the site, and zoned Open Space (ON) at the rear portion of the site.

The R zone permits a range of dwelling types, including apartments. The R zone includes additional regulations, such as an overall density of 1.0 times the lot area for residential uses. A height limit of 10 metres applies to the R zone.

The CR zone permits a wide range of residential and non-residential uses including apartment buildings, retail stores, offices, hotels, parking garages and parks. Permitted commercial uses are allowed at a density of up to 1.0 times the lot area and residential uses are allowed a density of up to 2.5 times the lot area. A height limit of 14 metres is specified in the base zoning.

The By-law also provides criteria for sites adjacent to Natural Areas, and requires a minimum setback of 10 metres from the stable top-of bank.

See Attachment 5 for the Applicable Zoning By-law maps.

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/>

Rental Housing Demolition and Conversion By-law

In the event that it is determined a Rental Housing Demolition and Conversion application is required, a future application will be submitted for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting would then be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

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 guidelines will be used in the evaluation of this application:

- City-wide Tall Building Design Guidelines
- Mid-rise Building Performance Standards and Addendum;
- Avenues and Mid-rise Buildings Study;
- Broadview Avenue Urban Design Guidelines;
- Townhouse and Low-rise Apartment Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Privately-Owned Publicly Accessible Spaces Guidelines
- Pet Friendly Guidelines;
- Retail Design Manual;
- 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 citywide greenhouse gas reduction targets, Staff Report for Action - Preliminary Report - 91-101 Raglan Avenue Page 7 of 19 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 TGS may be viewed at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMENTS

The proposed development falls within the Broadview node of the Danforth Avenue Planning Study Segment 2 lands. While the majority of the Danforth is envisioned to be built out in a mid-rise form, nodes linked to MTSAs are being contemplated for greater growth.

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

City Planning staff will continue to evaluate this planning application for consistency with the PPS and conformity with the Growth Plan (2020). Revisions may be required to ensure that the proposed development conforms with the Growth Plan (2020), and is consistent with the PPS.

Official Plan Conformity

City Planning staff will review and assess the application for conformity with the Official Plan policies.

Built Form, Planned and Built Context

Staff will continue to assess the suitability and appropriateness of the proposed height, massing, separation distances, and other built form components based on applicable Provincial policies; the City's Official Plan policies; and the City's Design Guidelines.

The following preliminary issues have been identified:

- Identification and possible retention of existing units and unit types within the existing heritage buildings;
- The suitability of the proposed tower height, massing, setbacks, and stepbacks, in relation to the area's existing and planned built form character and scale;
- The impacts of the position of the proposed development relative to the stable top of bank, and overall health and integrity of the Don Valley Ravine system;
- The appropriateness of the orientation of the tower, the tower floor plate dimensions, and tower setbacks and separation distances;
- The assessment of the heritage conservation strategy for listed and contextual buildings;
- The suitability of the land use redesignation to support greater density on lands designated *Neighbourhoods* under the Official Plan;
- The appropriateness of the transition and relationship to the existing and planned context;
- The appropriateness of the amount and location of amenity space proposed on-site;
- The suitability of proposed cycling and vehicular accesses and loading functions and their impact on the public realm and the Don Valley Ravine system; The suitability of the proposed landscape plan, including the strategy to replace any existing trees proposed to be removed; and,
- The suitability of the sustainability strategy relative to the City's objectives for privately-owned sites.

Further review of submission material including the Sun/Shadow Study, Pedestrian Level Wind Study, and Landscape and Lighting Plan is underway.

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 proposal on the public realm, existing and planned parks, and private open spaces.

Privacy and Overlook

Staff will assess the proposed development for any potential adverse privacy and overlook issues with adjacent residential properties, and ensure that they are mitigated.

Housing

Staff will assess the proposal relative to the City's housing mandates. The preliminary issues have been identified:

- Identification and possible retention of existing units and unit types within the existing heritage buildings;
- Understanding the proposed unit breakdown mix relative to the City's Growing Up Guidelines, and attainable and affordable housing ambitions; and
- Understanding the proposed supportive and affordable housing on-site strategy.

Ravine Protection

The Site is within the Toronto and Region Conservation Authority (the "TRCA") Regulated Area under O. Reg. 166/06. An application to the TRCA for review will be required. The site is also subject to the City of Toronto Ravine Protection Zoning By-law 838-2002 because the site is located within the Ravine Natural Feature Protection Area (the "RNFPA") and the Natural Heritage System.

The proposed development is not set back 10 meters from top of bank or toe of slope and casts considerable shadow onto protected open space. The appropriateness of the location of the proposed public park, POPS, and connection to the Don Valley Ravine system are also under review. Careful consideration for the existing natural environment and opportunities for restoration will be key to a successful development onsite. It is important to note that existing retail building and associated parking and loading areas are also situated within the stable top of bank setback. The Urban Forestry Division and the TRCA will be evaluating the proposal and have been circulated for comments.

Natural Heritage Protection

The Site is in a Natural Heritage Area as identified on Map 9 of the Official Plan, and is subject to the Natural Environment Policies of the Official Plan. A Natural Heritage Impact Study (the "NHIS") is required by both the City's and the TRCA's regulation and policies and has been submitted, to determine the appropriate mitigation requirements and protection of the natural features that may be affected.

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). There are a many mature trees on or within proximity of the Site due to the overlap of the RNFPA and the Natural Heritage System. The applicant proposes to remove a total of 133 trees where 103 trees are in RNFPA and 34 trees in a RNFPA would be placed at some risk of injury. An Arborist and Tree Preservation Report has been submitted and is currently under review by Urban Forestry and RNFP staff.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO

maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The Site has been identified as having archaeological resource potential. An archaeological assessment has been submitted and is currently under review by Heritage Planning staff.

Heritage Impact & Conservation

The Site includes properties (682, 686 and 688 Broadview Avenue) listed on the City of Toronto's Heritage Register and a property with potential cultural heritage value (742 Broadview Avenue). Heritage Planning staff will review the submitted Heritage Impact Statement for compliance with the existing policy and will evaluate the impact of the proposed development on the onsite and adjacent heritage resources.

Staff will further review and evaluate the entire development site for heritage potential and may recommend to City Council that heritage properties be designated under Part IV of the Ontario Heritage Act. A Heritage Permit application is required for alterations to Part IV designated properties.

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 are reviewing area CS&F comprehensively through the Danforth Avenue Planning Study. 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.

Infrastructure/Service Capacity

Staff are reviewing 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. The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction

Services: a Functional Servicing and Stormwater Management Report; Hydrogeological Investigation; Geotechnical Investigation; and Traffic Impact and Parking Study.

Staff will continue to assess:

- The Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- The Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation systems, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Revisions and additional details may be requested of the applicant by Engineering Construction and Services staff.

Parking and Loading

Staff will review whether the vehicular parking supply of 220 spaces is adequate. City staff will review the proposed internal parking and loading configuration to determine if the circulation is appropriate. Staff will also review the proposed amount, location and size of accessible vehicular parking spaces.

Bicycle Parking

Staff will review whether the location and supply of bicycle parking is appropriate.

Section 37 Community Benefits

The proposal at its current height will be subject to Section 37 contributions under the Planning Act. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

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

The application has been circulated to City divisions and public agencies for comment. 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 with the applicant to resolve the preliminary issues discussed in this report and any 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, 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 by City Council for a decision.

CONTACT

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E-mail: Nader.Kadri@toronto.ca

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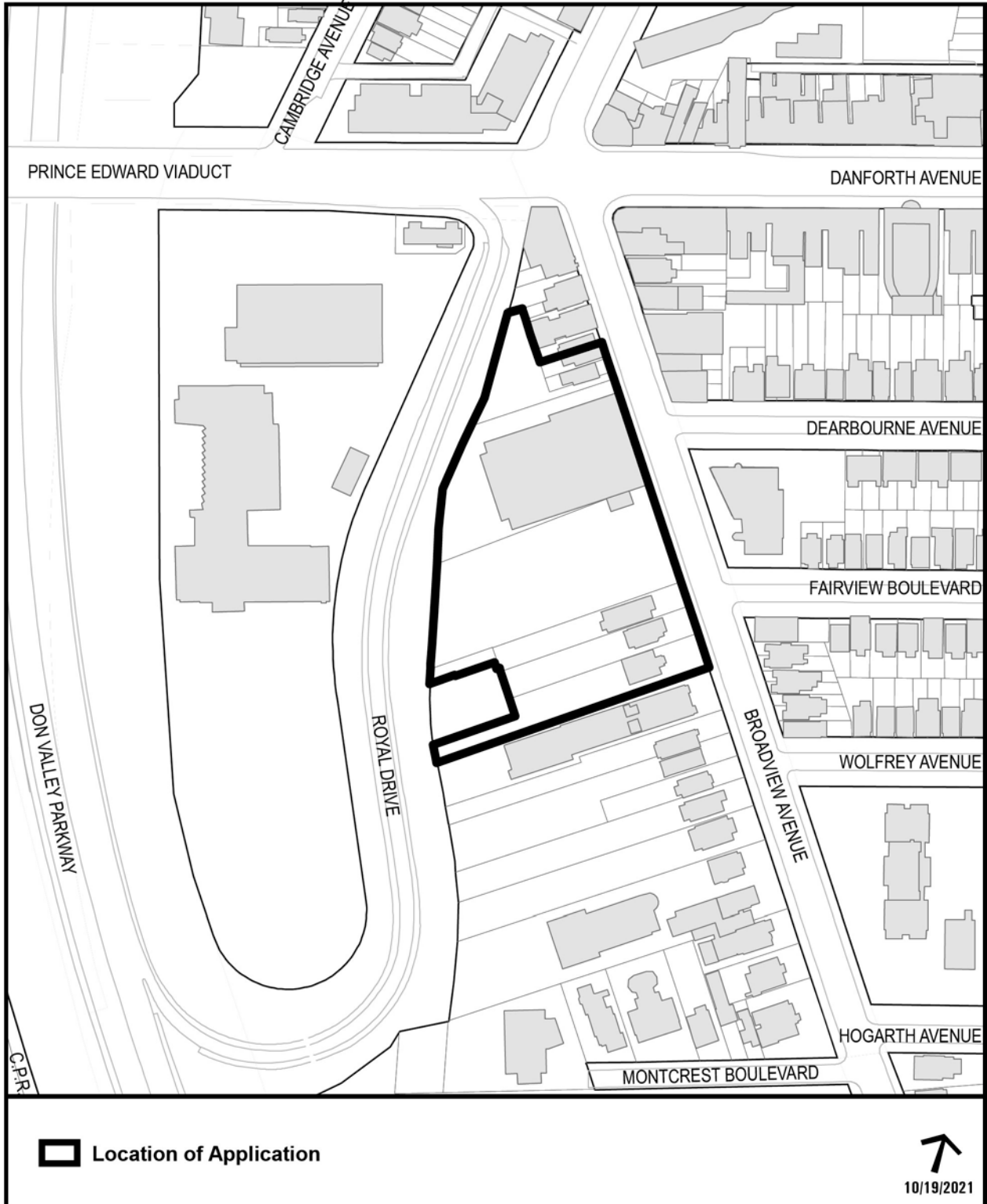
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

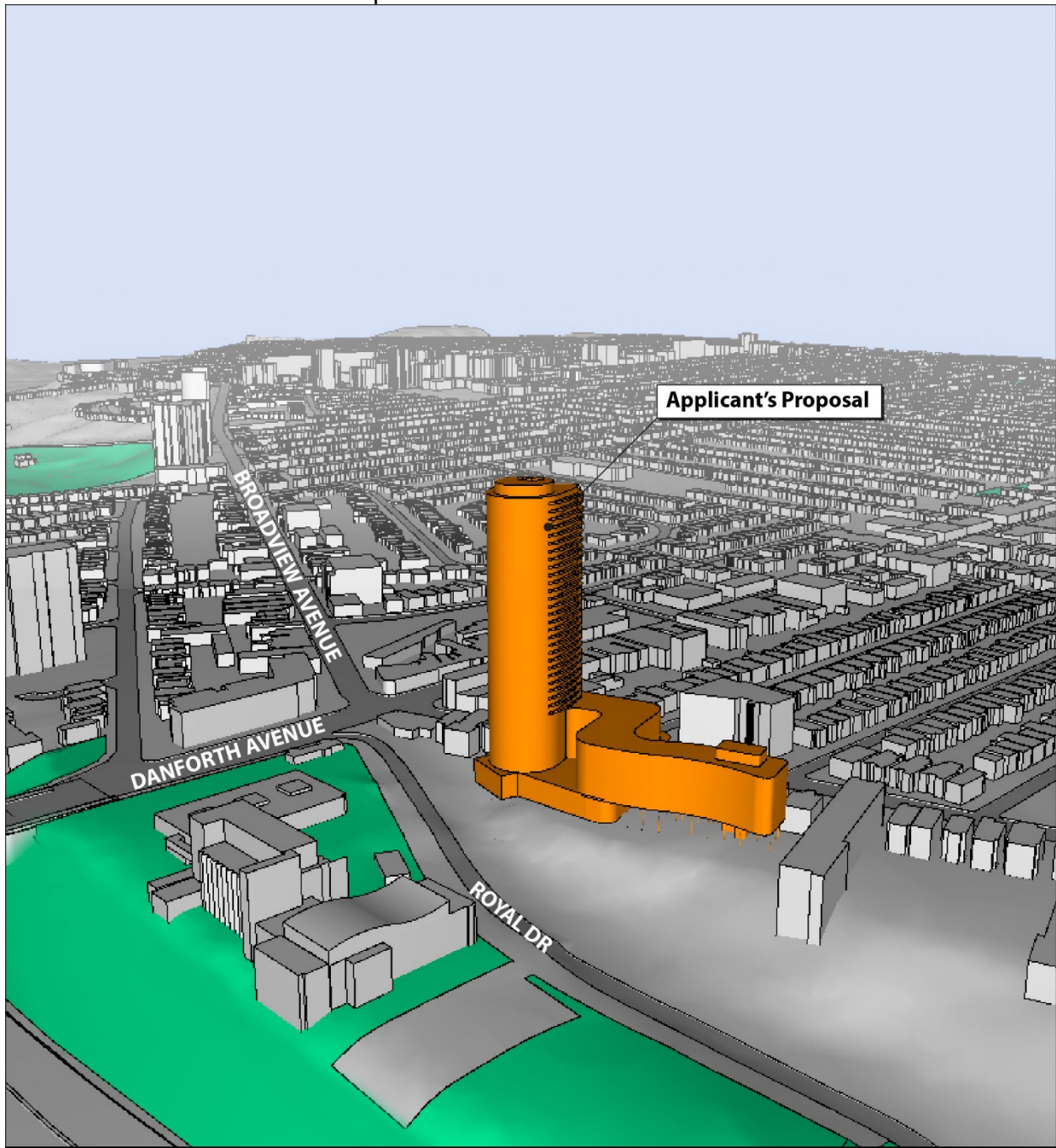
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Site Plan
- Attachment 4: Official Plan Map
- Attachment 5: Former Zoning By-law 438-86 Map
- Attachment 6: Former Zoning By-law 569-2013 Map
- Attachment 7: Application Data Sheet

Attachment 1: Location Map



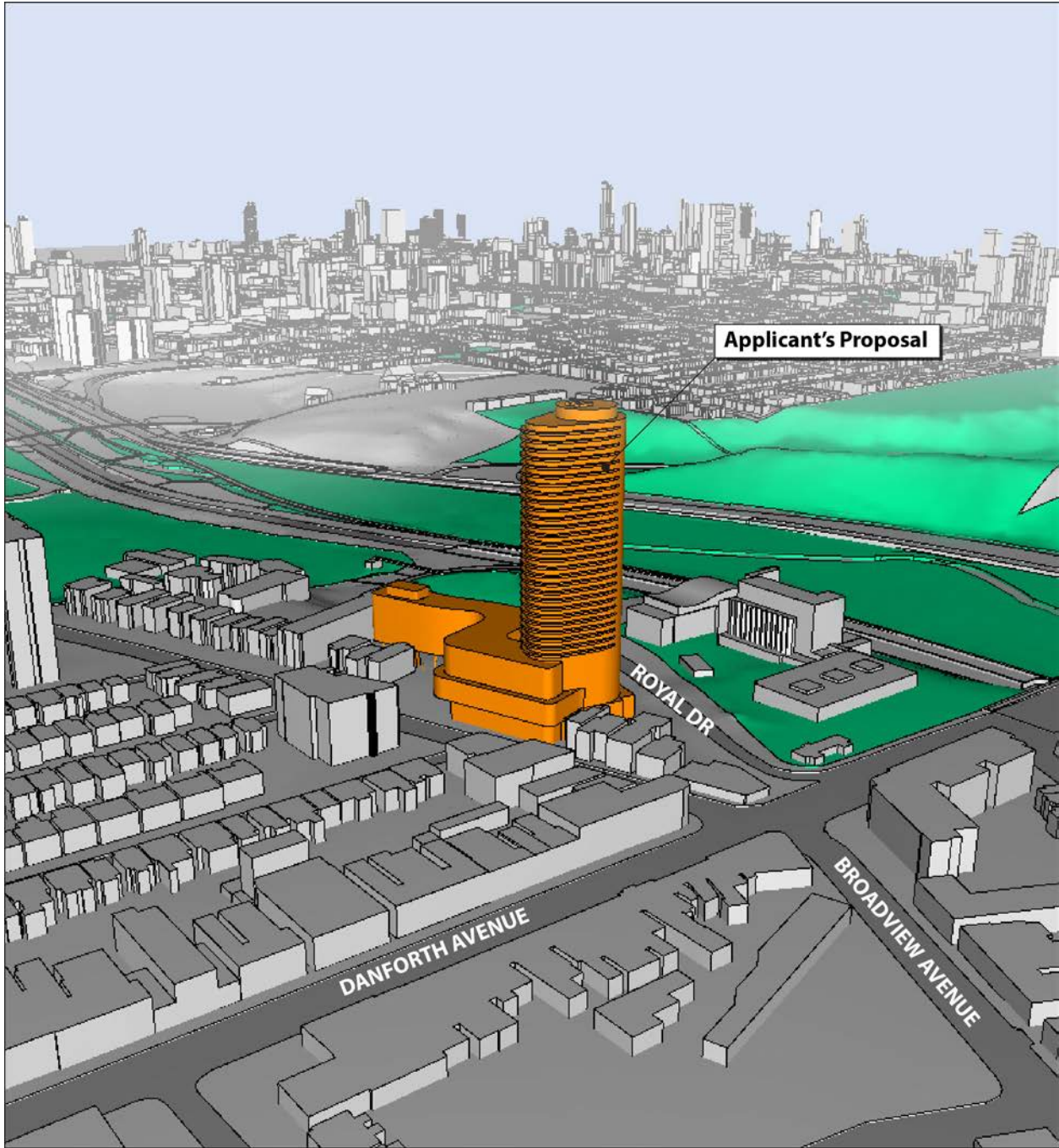
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



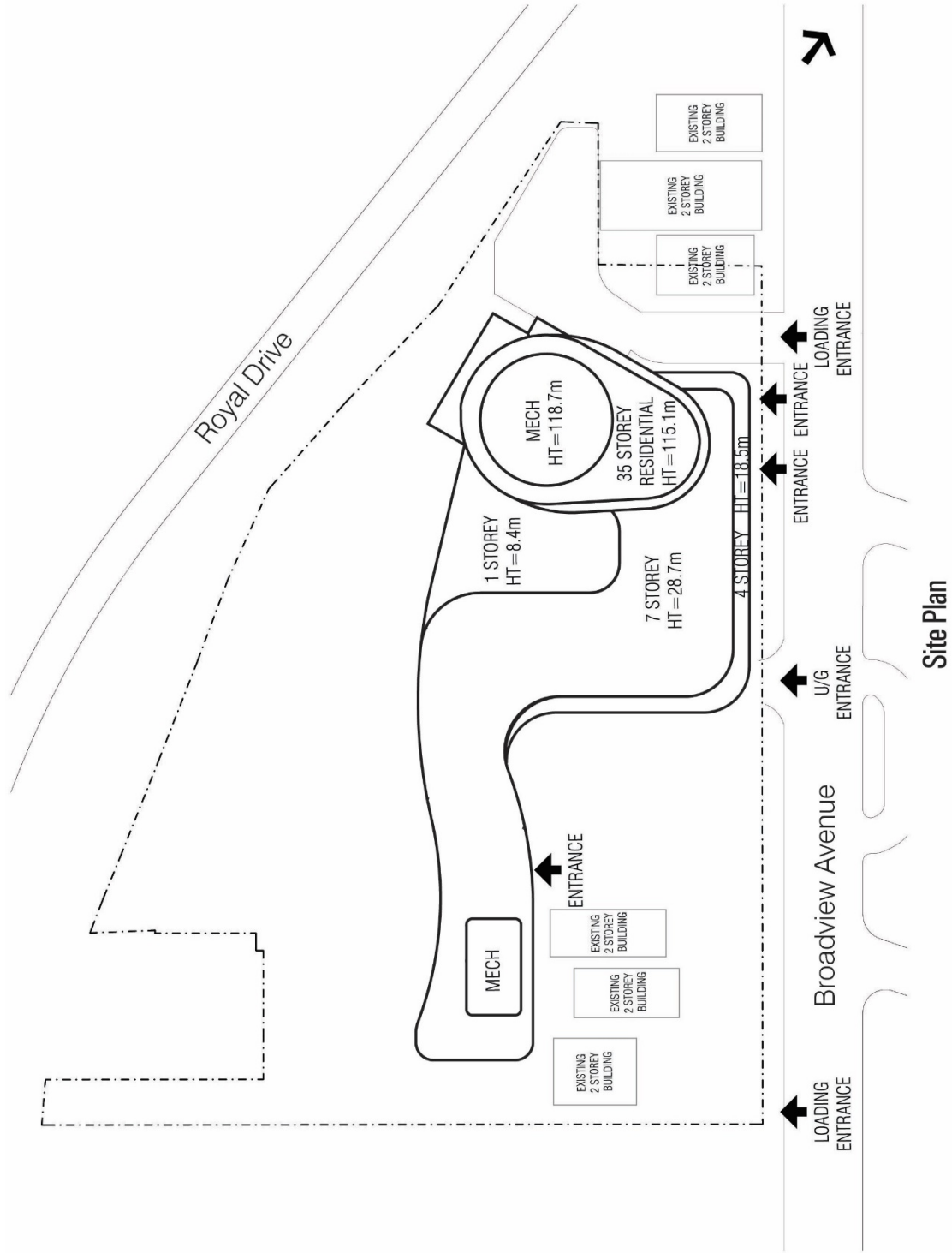
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View of Applicant's Proposal Looking Southwest

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Attachment 3: Site Plan



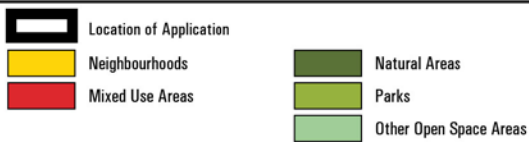
Attachment 4: Official Plan Map




Official Plan Land Use Map 18

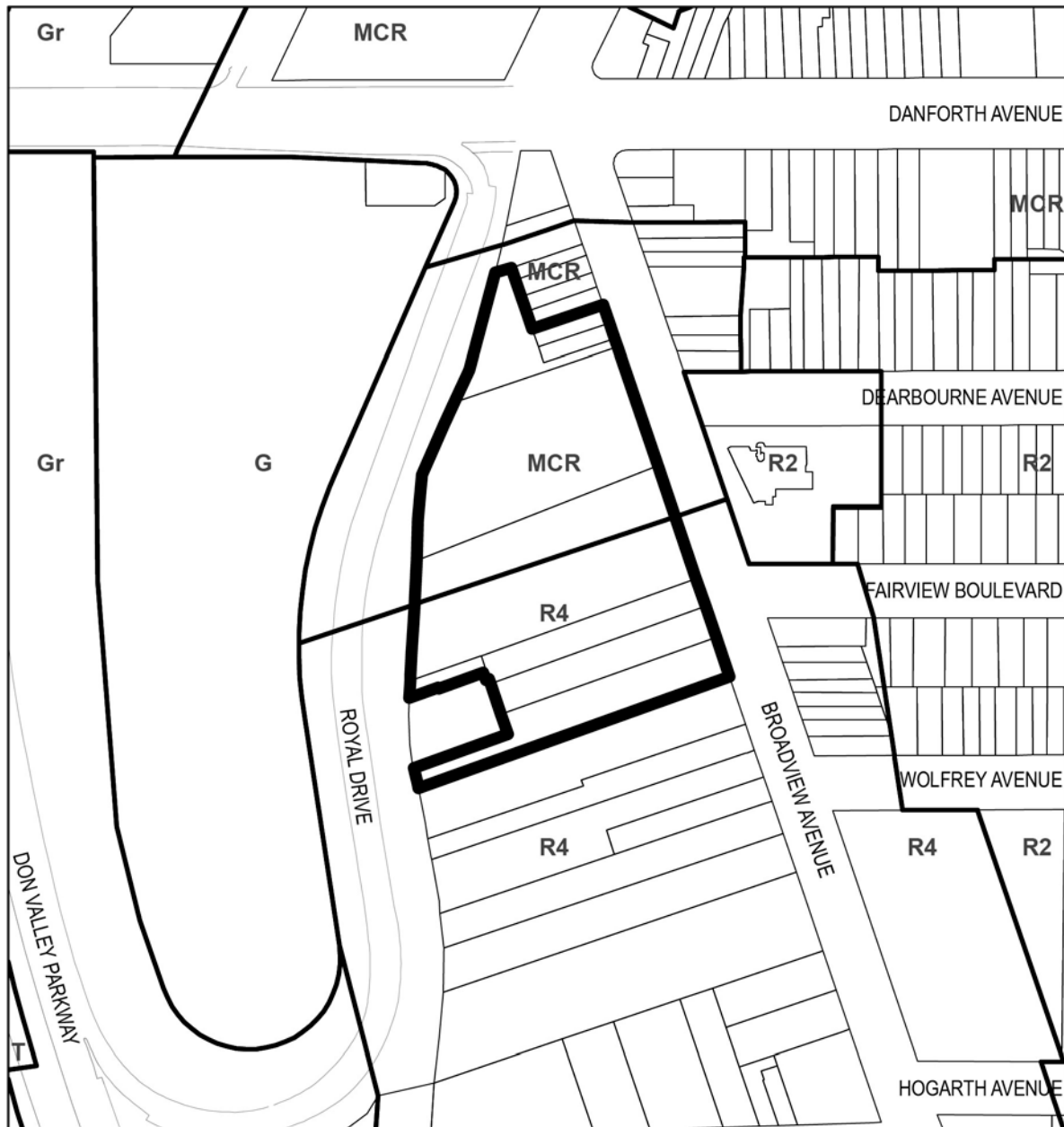
682-742 Broadview Avenue

File # 21 199636 STE 14 0Z




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Attachment 5: Former Zoning By-law 438-86 Map



Zoning By-law 438-86

682-742 Broadview Avenue

File # 21 199636 STE 14 0Z

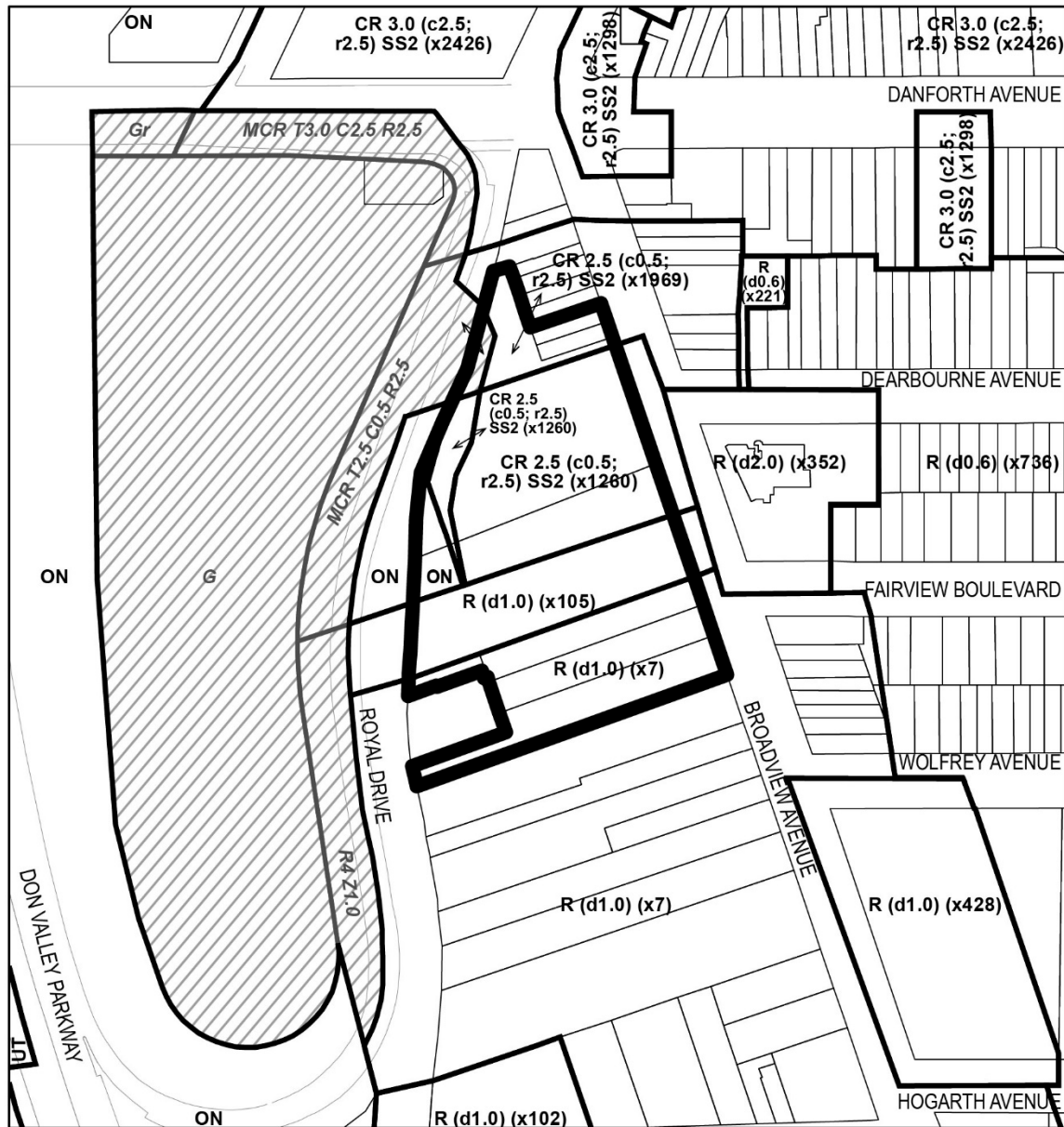
 Location of Application

R2	Residential	G	Open Space	T	Employment Industrial
R4	Residential	Gr	Open Space	MCR	Commercial



Not to Scale
Extracted: 10/21/2021

Attachment 6: Current Zoning By-law 569-2013 Map



Zoning By-law 569-2013

682-742 Broadview Avenue

File # 21 199636 STE 14 0Z

- | | |
|---|--|
|  Location of Application |  See Former City of Toronto By-law No. 438-86 |
| R Residential | R4 Residential District |
| CR Commercial Residential | MCR Mixed-Use District |
| ON Open Space Natural | G Parks District |
| UT Utility and Transportation | Gr Parks District |

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Not to Scale
Extracted: 10/19/2021

APPLICATION DATA SHEET

Municipal Address: 682 BROADVIEW AVE **Date Received:** August 17, 2021

Application Number: 21 199636 STE 14 OZ

Application Type: Official Plan Amendment & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to facilitate the development of the site to include a 35-storey tower and a 7-storey base building. The proposal contains 2090.5 square metres of non-residential gross floor area, and 38,035.20 square metres of residential gross floor area. A total of 503 residential dwelling units are proposed.

Applicant	Architect	Owner
INGER SQUIRES	SUPERKUL ARCHITECTS	CP REIT ONTARIO PROPERTIES LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	Split-zoned under both By-laws (see above).	Heritage Designation:	Y
Height Limit (m):	14, 10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 13,118 Frontage (m): 114 Depth (m): 121

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,591	615	2,996	3,611
Residential GFA (sq m):	1,205	962	38,035	38,997
Non-Residential GFA (sq m):	1,876		2,091	2,091
Total GFA (sq m):	3,081	962	40,126	41,087
Height - Storeys:	3	3	35	35
Height - Metres:	12	12	114	114
Lot Coverage Ratio (%):	27.52	Floor Space Index:	3.13	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	37,755	280
Retail GFA:	1,947	143

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	TBD	TBD		TBD
Condominium:			503	503
Other:				
Total Units:	1	1	503	503

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			274	175	54
Total Units:			274	175	54

Parking and Loading

Parking Spaces: 220 Bicycle Parking Spaces: 524 Loading Docks: 5

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