

## **1648-1670 Avenue Road and 405-407 Brookdale Avenue – Zoning By-law Amendment Application – Preliminary Report**

Date: January 20, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

**Planning Application Number:** 21 231202 NNY 08 OZ

**Related Application:** 21 231206 NNY 08 SA

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 9-storey (32.25 metre) mixed use building with commercial uses at grade and 58 residential units.

The application has been circulated to all appropriate City divisions and public agencies for comment. 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 1648, 1650, 1654, 1660, 1662, 1666, 1668, and 1670 Avenue Road and 405 and 407 Brookdale 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 SITE**

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### **Description:**

The subject site is generally rectangular in shape and has an approximate area of 3,047.25 square metres on the west side of Avenue Road and constitutes a continuous block between Cranbrooke Avenue and Brookdale Avenue, just north of Lawrence Avenue West. The site has a frontage of 60.76 metres along Avenue Road, 39.6 metres along Brookdale Avenue and 39.6 metres on Cranbrooke Avenue. Brookdale Park abuts the property to the west.

### **Existing Uses:**

Seven two-storey residential and mixed-use buildings.

### **Official Plan Designation:**

Mixed Use Areas and Natural Heritage.

See Attachment 4 of this report for the Official Plan Land Use map. The Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Zoning:**

Commercial-Residential CR 3.0 (C2.0; R2.8) SS2 (x1543) under the City of Toronto Zoning By-law #569-2013 and Commercial C4(12) under the former City of North York Zoning By-law #7625. Both Zoning By-laws permit a range of residential and commercial-retail uses, in a variety of building types.

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/citygovernment/planning-development/zoning-by-law-preliminary-zoning-reviews/zoningby-law-569-2013-2/>

## **THE APPLICATION**

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### **Complete Application Submission Date:**

This application has been deemed complete as of October 27, 2021 and a Notice of Complete Application was sent to the Applicant on December 10, 2021.

**Description:**

A 9-storey mixed use building with commercial uses at grade. The overall height proposed for the building is 32.25 metres. The ground floor of the proposed building would consist of 830 square metres of commercial space along the Avenue Road and Brookdale Avenue frontages, indoor amenity space, refuse and loading areas and the building's residential lobby area.

The proposal would remove existing lay-by parking spaces along Avenue Road which results in a widened sidewalk and pedestrian clearway of 8 metres at ground level. Lay-by parking is proposed within the roadway of Brookdale and Cranbrooke Avenues. The proposed building would have setbacks at ground level of 3 metres from the east property line along Avenue Road, 3 metres from the north property line along Brookdale Avenue and 5 metres along the south property line along Cranbrooke Avenue. As proposed the building would also step back 2 metres at the fourth floor and 2.25 metres at the seventh floor along all three frontages. The west side (north portion) is proposed to have setbacks at the fourth floor and sixth floor. The setback at grade along Cranbrooke Avenue also would permit a proposed privately owned but publicly accessible open space with landscaping that would allow a "green-finger" pedestrian connection to Brookdale Park.

The proposal includes a land contribution to the ravine and natural feature of Brookdale Park, located at the southwestern quadrant of the property. A Privately Owned Publicly Accessible Space (POPS) of 5 metres in width along the south side of the site along Cranbrooke Avenue would allow for a "green-finger" landscape strip connecting Avenue Road to Brookdale Park. The proposed development would have a total of 445 square metres of indoor amenity space located on the ground floor, second floor and 9th floor of the building. A total of 67 square metres of outdoor space at the rear, adjacent to the ravine and natural feature and accessible from the proposed POPS along Cranbrooke Avenue and an additional 430 square metres on the 9<sup>th</sup> floor roof-top would allow for a total of 500 square metres of outdoor space for residents of the building. A green roof with an area of 377 square metres is also proposed on the roof of the 9th floor.

**Density:**

4.59 times the lot area.

**Dwelling Units:**

The proposed development would be comprised of 7 two-bedroom units (12%), 19 two-bedroom and den units (33%), and 32 three-bedroom units (55%) for a total of 58 residential units.

**Access, Parking and Loading:**

A total of 87 parking spaces are proposed within two levels of underground parking to accommodate 75 residential and 12 visitor parking spaces. The underground parking garage, loading and service area would be accessed via a driveway from the northwest corner of the property along Brookdale Avenue. A total of 90 bicycle parking spaces are proposed for the development, 83 for residents and which would be located in the P1

level of the garage and 7 for visitor and retail use which would be located outdoors at-grade. One loading space is proposed.

### **Additional Information:**

See Attachments 1, 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. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre. 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:**

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws. The application is also required to establish new development standards such as but not limited to, amenity spaces, setbacks and step-backs, and angular planes. 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 (File # 21 231206 NNY 08 SA) has been submitted and is being reviewed concurrently by City staff.

### **Rental Housing Demolition and Conversion By-law:**

Section 111 of the City of Toronto Act, 2006 authorizes City Council to regulate the demolition and conversion of residential rental properties. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Section 33 of the Planning Act also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval to demolish a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the Building Code Act, 1992. Where a proposal requires Council approval of a residential demolition application under Chapter 363 and a Rental Housing Demolition application under Chapter 667, Council typically considers both applications at the same time.

The applicant has indicated that three residential rental units are located on the subject lands, and that a Section 111 application is not required. The proposal has been circulated to City Housing staff for their review and determination of the number of residential units on the subject lands.

## **COMMENTS**

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### **ISSUES TO BE RESOLVED:**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The proposed development and the amount of density within the context of the Avenue Road zoning and the existing and planned context along Avenue Road;
- Demonstrating how the proposed building height and massing are appropriate and relate to the existing and planned context;
- Adherence to angular planes and minimizing shadow impacts, particularly to the east and west sides;
- Reviewing the proposed development as part of the mixed use commercial-retail context along Avenue Road, its relationship to Brookdale Park and appropriate parks and open space interface;
- Relationship of the proposed building to Avenue Road and the appropriateness of the proposed setbacks, stepbacks and pedestrian amenities and weather protection;
- The shadow and wind impacts on adjacent properties and the public realm;
- Appropriateness of the on-site ravine dedication and park space proposed;
- Tree preservation and replacement;
- Appropriateness of the proposed landscaping, including publicly accessible private space;
- Review of vehicular access for parking and loading, including proposed bicycle parking spaces and its location;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Appropriateness of the indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets;
- The provision of affordable housing;

- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

### **Ravine Protection:**

The subject lands are within a Toronto Region Conservation Authority (TRCA) Regulated Area. A permit will be required from the TRCA prior to any development taking place. The subject site is also within the City of Toronto Ravine and Natural Feature Protection By-law area.

The proposal as submitted demonstrates that the proposed building would be setback 10 metres from top of bank of the adjacent ravine area, in accordance with the Official Plan and Provincial Policy Statement with respect to the protection of the provincially significant Area of Natural and Scientific Interest (ANSI) and Official Plan policy concerning set back from the top of bank. The applicant has proposed to dedicate the setback and buffer area lands adjacent to Brookdale Park to the TRCA.

The application has been circulated to the City's Urban Forestry Division and the TRCA for their evaluation and comment.

### **Natural Heritage Protection:**

The subject lands are adjacent to a Natural Heritage Area as identified on Map 9 of the Official Plan. Renaturalization and Slope stability improvements will be required, and a Natural Heritage Impact Study has been submitted for review.

### **Additional Issues:**

Additional issues may be identified through the review of the application, division and 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. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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Tel. No. (416) 395-7119  
E-mail: Ben.DiRaimo@toronto.ca

## **SIGNATURE**

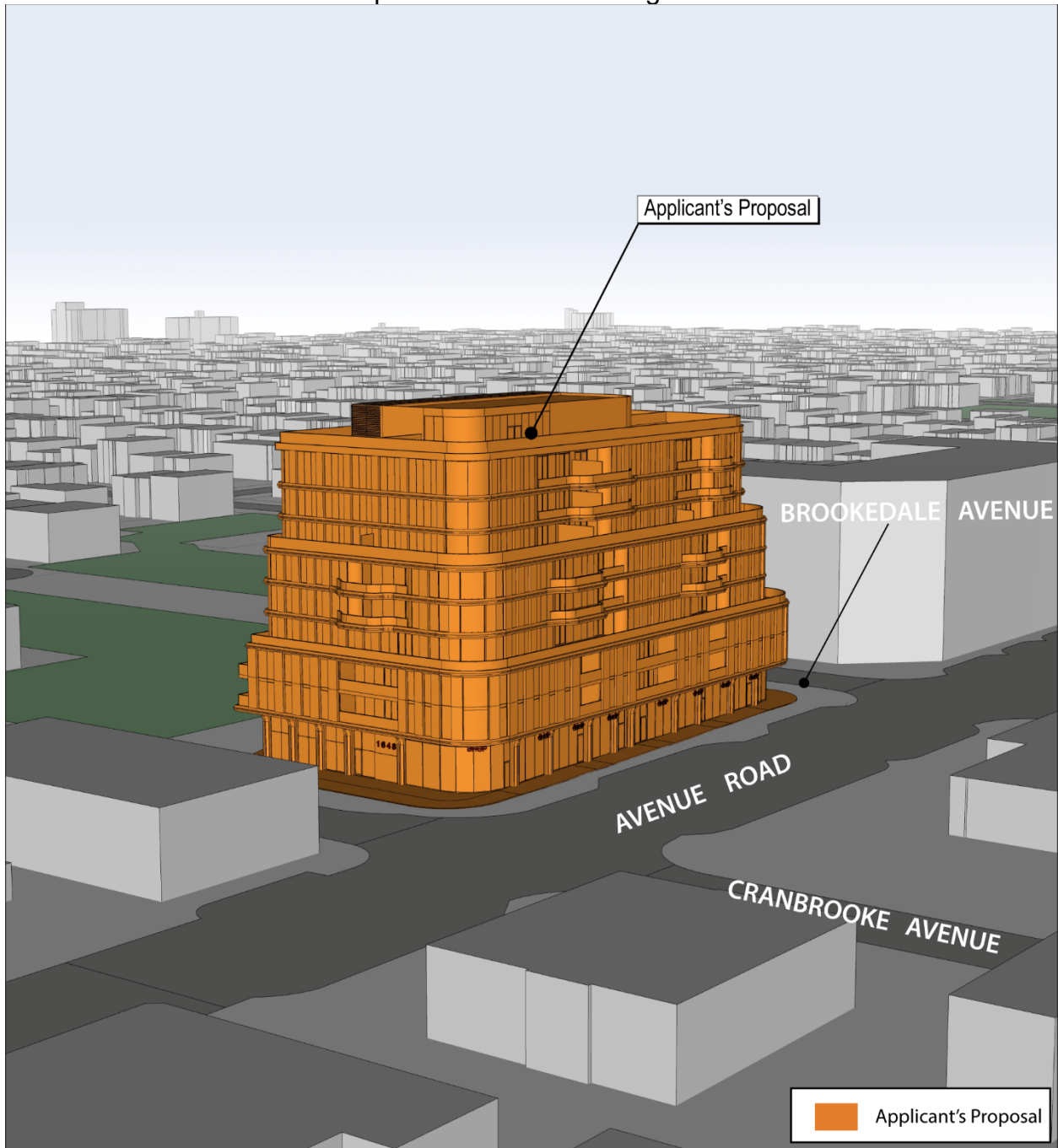
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David Sit, MCIP, RPP  
Director, Community Planning, North York District

## **ATTACHMENTS**

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

Attachment 1: 3D Model of Proposal in Context looking Northwest



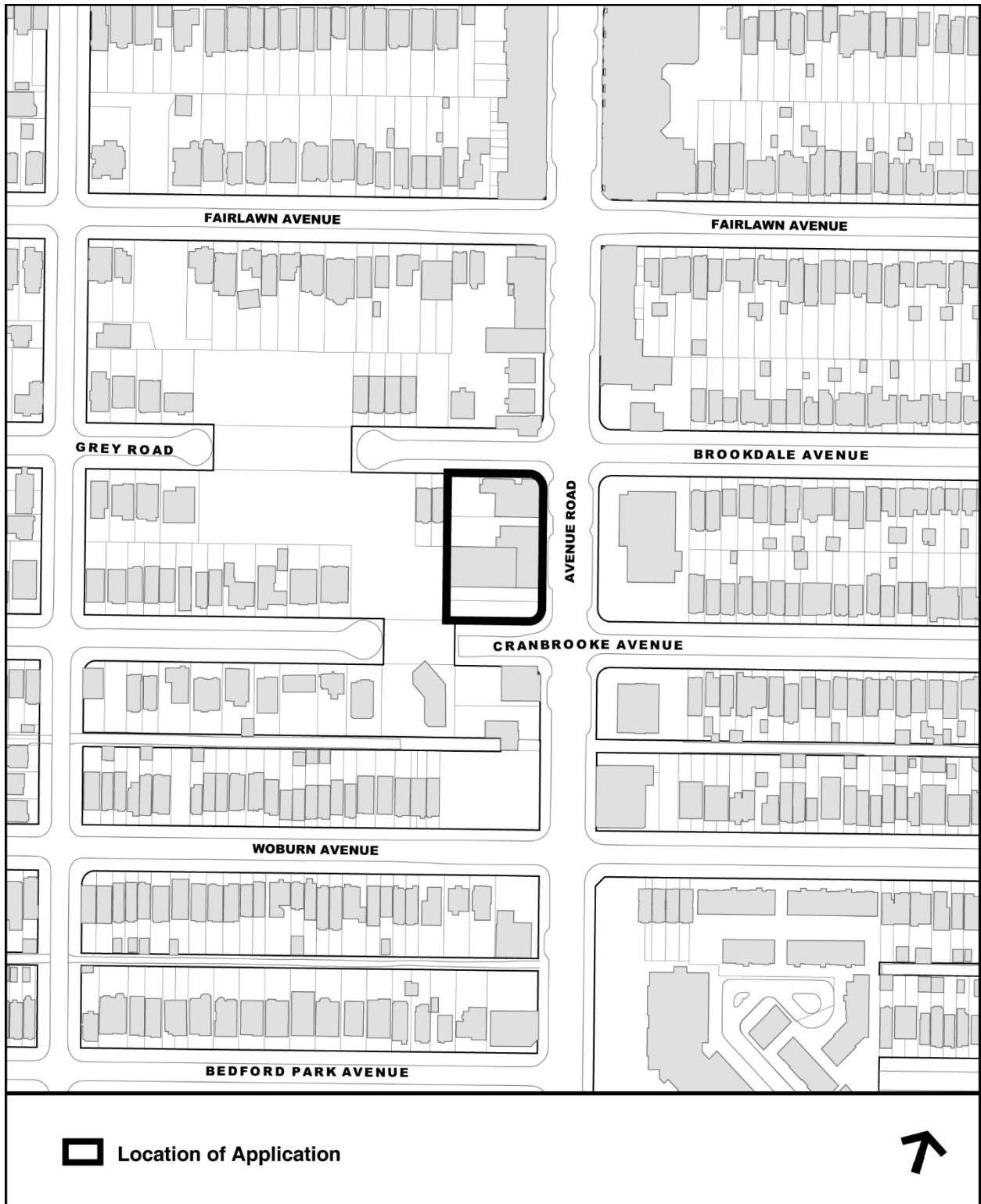
View of Applicant's Proposal Looking Northwest



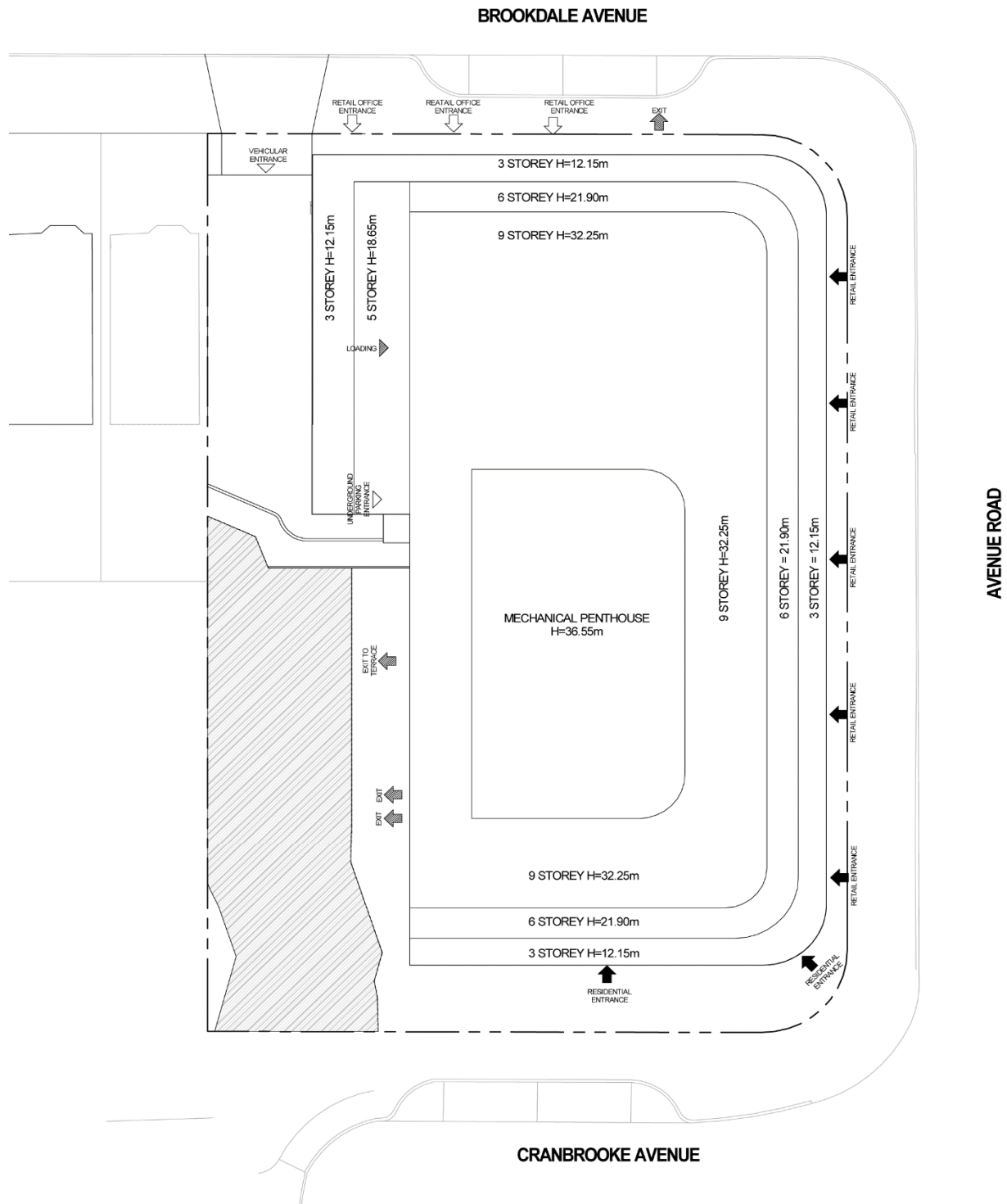
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Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

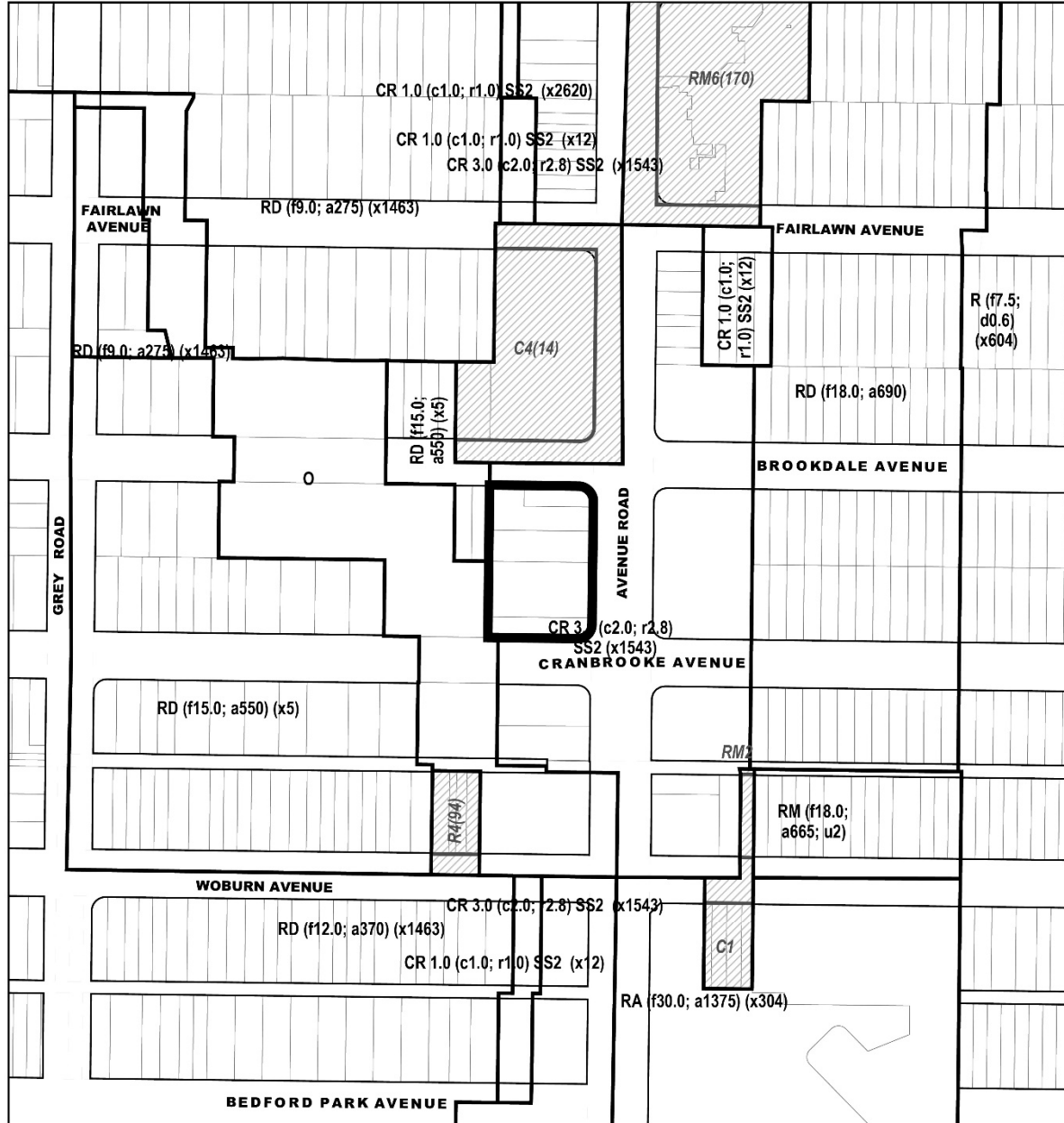
1648-1670 Avenue Road & 405-407 Brookdale Avenue

File # 21 231202 NNY 08 0Z



Not to Scale  
Extracted: 11/02/2021

Attachment 5: Zoning By-law Map





1648-1670 Avenue Road & 405-407 Brookdale Avenue

Zoning By-law 569-2013

File # 21 231202 NNY 08 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space

-  See Former City of North York By-law No. 7625
- R4** One-Family Detached Dwelling Fourth Density Zone
- RM2** Multiple-Family Dwellings Second Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C1** General Commercial Zone
- C4** Mixed Use Commercial Zone

  
 Not to Scale  
 Extracted: 11/02/2021

## Attachment 6: Application Data Sheet

Municipal Address: 1648-1670 Avenue Road and 405-407 Brookdale Avenue  
 Date Received: October 27, 2021  
 Application Number: 21 231202 NNY 08 OZ  
 Application Type: Zoning By-law Amendment  
 Project Description: Zoning By-law amendment and Site Plan application to permit a 9-storey mixed-use building with non-residential gross floor area of 830 square metres, and residential gross floor area of 13,155.10 square metres. A total of 58 residential dwelling units proposed with 87 vehicular (24 for visitor) and 90 bicycle parking spaces below grade.

Applicant	Agent	Architect	Owner
Michael Goldberg, 2098 Avenue Road, Toronto ON M5M 4A8		BDP Quadrangle, 901 King Street West, Suite 701 Toronto ON M5V 3H5	Starbank West Corporation 1650 Avenue Road Toronto, ON M5M 3Y1

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Parks CR 3.0 (c2.0; r2.8) SS2 (x1543)	Site Specific Provision: N
Zoning:		Heritage Designation: N
Height Limit (m):	22.5	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	3,047	Frontage (m):	61	Depth (m):	40
Building Data	Existing	Retained	Proposed	Total	
Ground Floor Area (sq. m):	340.9		1,686	1,686	
Residential GFA (sq. m):	2536		13,155	13,155	
Non-Residential GFA (sq. m):	340.9		830	830	
Total GFA (sq. m):	2,876.9		13,985	13,985	
Height - Storeys:	2		9	9	
Height - Metres:	6		32.25	32.25	
Lot Coverage Ratio (%)	55.33	Floor Space Index:	4.59		

Floor Area Breakdown	Above Grade (sq. m)		Below Grade (sq. m)		
Residential GFA:	12,971		184		
Retail GFA:	830				
Office GFA:					
Industrial GFA:					
Institutional/Other GFA:					
Residential Units by Tenure	Existing	Retained	Proposed	Total	
Rental:	3	0			
Freehold:					
Condominium:			58	58	
Other:					
Total Units:			58	58	
Total Residential Units by Size					
	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				26	32
Total Units:				26	32
Parking and Loading					
Parking Spaces:	87	Bicycle Parking Spaces:	90	Loading Docks:	1