

741 Broadview Avenue - Zoning By-law Amendment Application - Decision Report - Approval

Date: September 29, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Toronto-Danforth

Planning Application Number: 21 113003 STE 14 OZ

SUMMARY

This application proposes a 3-storey residential addition on top of an existing 3-storey commercial building, along with a 4-storey residential addition at the rear, at 741 Broadview Avenue. The total building height is 24.7 metres, inclusive of the mechanical penthouse. The proposed development would contain 19 new condominium dwelling units.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal results in an appropriate built form that fits with the existing and planned context of the surrounding area.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 741 Broadview Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to the report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. Before introducing the necessary Bills to City Council for enactment, the Owner must address all outstanding comments in Section A of the memo from Engineering and Construction Services dated June 19, 2023 in relation to functional servicing and stormwater management matters, and any subsequent memo prepared in response to the applicant resubmission(s) to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

FINANCIAL IMPACT

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

DECISION HISTORY

A Preliminary Report on the application was considered by Toronto and East York Community Council on June 24, 2021. The Toronto and East York Community Council decision is available here: [Agenda Item History - 2021.TE26.38 \(toronto.ca\)](#)

The recommendations of the Preliminary Report were amended to include the following:

3. Request Planning Staff to circulate the application to the Housing Secretariat for their assessment of what opportunity exists for the inclusion of affordable units in consultation with the Ward Councillor and the proponent.

Staff conducted a virtual Community Consultation Meeting on November 21, 2021. Community consultation is summarized in the Comments section of this report.

PROPOSAL

This application is proposing a 3-storey residential addition on top of the existing 3-storey commercial building, along with a 4-storey residential addition at the rear (24.7 metres including mechanical penthouse). A total of 19 condominium dwelling units are proposed with a total of 1,583.9 square metres of residential gross floor area. The non-residential gross floor area of 1,490.7 square metres consists of the existing three-storey commercial building. The total gross floor area for residential and non-residential uses is 3,074.6 square metres.

The proposed 19 dwelling units include: 6 (33%) studio, 9 (47%) one-bedroom, 1 (5%) two-bedroom and 3 (15%) three-bedroom units.

The site is located on the east side of Broadview Avenue, between Danforth Avenue and Dearbourne Avenue. It has an area of approximately 981.61 square metres with frontage of 18.97 metres on Broadview Avenue. The existing three-storey commercial building includes medical offices, retail and office space, along with a small rear surface parking lot.

Reasons for the Application

The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 to vary performance standards including: building height, building setbacks, floor space index and parking requirements, as well as to permit residential uses on the ground floor in the Commercial Residential Zone of City of Toronto By-law 569-2013.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Arborist Report;
- Geotechnical Study;
- Hydrological Review Summary;
- Pedestrian Level Wind Study;
- Planning Rationale;
- Public Consultation Strategy Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Sun/Shadow Study; and
- Traffic Impact Assessment.

These reports/studies are available at the Application Information Centre (AIC) [here](#).

Agency Circulation Outcomes

The application, together with the reports/studies noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will have been given an opportunity to view the oral submissions made at the statutory public meeting held by Toronto & East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The Official Plan land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is split-zoned in Zoning By-law 569-2013. The lands occupied by the commercial building are zoned as CR 2.5 (c0.5;r 2.5) SS2 (x1969) and the lands occupied by the rear surface parking lot are zoned as R (d0.6) (x221). A height limit of 14 metres and 11 metres apply to the CR and R zones, respectively, while a permitted density limit of 2.5 times the lot area and 0.6 times the lot area apply to the CR and R zones respectively. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

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.

Site Plan Control

The site is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of Provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and in conformity with the Growth Plan.

Density, Height, Massing

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to the built form, height and massing, and is appropriate within Mixed Use Areas and provides appropriate transition in density and scale to adjacent Neighbourhoods.

The proposal is for a 3-storey residential addition on top of the existing commercial building and an attached 4-storey residential addition behind the commercial building. The proposal meets the intent of the Mid-Rise Building Performance Standards, which provide guidance on building height, where buildings are generally to be no taller than the width of the street right-of-way on which it fronts. The right-of-way width of Broadview Avenue is 20 metres and the proposed height is 21.2 metres (24.7 metres inclusive of the mechanical penthouse). The proposed building height is generally reflective of the height of Broadview Avenue and the proposal is of an acceptable and appropriate height.

The 4-storey rear addition additionally complies with the development criteria of the Official Plan on lands designated as Neighbourhoods. It provides an appropriate transition with upper storey stepbacks and a sufficient rear-yard setback to adjacent lower-scale residential uses.

The existing commercial building is built up to the front property line along Broadview Avenue. The proposed residential addition would be stepped back at the fifth and sixth storeys by 1.2 metres and 4.45 metres, respectively, from the property line. The four-storey rear addition would also be stepped back 2.3 metres from the rear building face at the third storey and an additional 3.44 metres at the fourth storey. These stepbacks, along with a rear-yard setback of 8.33 metres, provide an appropriate transition and buffer to properties to the east of the site.

Additionally, the building massing would be wholly within a 45-degree angular plane from the rear property line, providing adequate transition from the taller built form in Mixed Use Areas at the west and to lower-scale Neighbourhoods to the east. A cut-out of the building face on the southern elevation provides for balconies for the units on the fourth to sixth floors. The cut-out depth from the southern building face is 6.1 metres, which is an appropriate building separation distance from the neighbouring building immediately to the south. The proposal is appropriate for the site and fits within the planned and existing contexts.

Sun, Shadow, Wind

The applicant submitted a Shadow Study that demonstrates the extent of the shadowing from the proposal on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21). The shadow resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on adjacent Neighbourhoods lands and provides ample sunlight on the public realm (i.e. sidewalk along Broadview Avenue) year-round.

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions and recommendations.

Traffic Impact, Access, Parking

The primary pedestrian access to both the commercial building and residential units is from the existing Broadview Avenue entrance. The ground floor will be reconfigured to provide a corridor through the building to access the 4-storey rear addition and ground-floor units. Elevator access will be provided on all floors, along with escape stairs at the rear.

Vehicular access for parking is proposed via a private north-south driveway off Dearbourne Avenue. A total of 15 parking spaces are proposed, 13 of which are provided within an indoor automated Klaus parking system that is located in the rear. Two visitor parking spaces are provided, one of which is to be accessible, and are located in the surface lot in the rear.

A total of 35 bicycle parking spaces are proposed, of which 21 spaces (17 long-term and 4 short-term) are for residential use and 14 spaces (10 long-term and 4 short-term) are for the non-residential use. A long-term bicycle storage room is provided in the basement of the building.

Transportation Services staff have reviewed the Traffic Impact Assessment, by Transplan, which estimates the proposed development will generate 13 and 17 two-way

vehicular trips during morning and evening peak hours. The assessment concludes that the traffic generated by the development will have negligible impact on the road network. Transportation Services staff are satisfied with its findings and conclusions.

Public Realm and Streetscape

Given that this proposal builds atop the existing commercial building, the changes to the existing public realm are minimal with limited opportunities for additional improvements. The commercial building is set to the property line, as permitted in the Zoning By-law. The proposal maintains the existing sidewalk and width along Broadview Avenue.

There are no existing street trees on-site, and no by-law-regulated trees that require permitting to remove or injure.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, including the Functional Servicing and Stormwater Management reports to be revised and submitted to the City for review and acceptance prior to adoption of the bills, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Housing Issues

Affordable Housing is a significant priority for the City and City Planning staff advocate for the inclusion of affordable housing units on any project where possible. The applicant will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit issuance. The CBC can be satisfied by a cash payment or an in-kind contribution, provided both the applicant and City agree to the proposal.

As directed by Community Council when the Preliminary Report was considered, City Planning staff have circulated the applications to the Housing Secretariat for their assessment of opportunities for the inclusion of affordable units. The proposal, to date, does not propose any affordable housing units, though Housing Secretariat staff have met with the applicant in fall 2021 and summer 2023 to discuss the Open Door Affordable Housing Program and associated financial incentives.

Consultation with City Planning Policy and Housing Secretariat staff have indicated that the CBC contribution arising from a 19-unit development will be modest. Therefore, the CBC contribution from this proposal is recommended to be a cash payment to be directed towards growth-related capital facilities and matters consistent with the CBC Strategy adopted by City Council on August 15, 2022.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 28 square metres and greater of parkland per person. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with [Chapter 415, Article III of the Toronto Municipal Code](#), the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

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 applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Amenity Space and Landscaping

In accordance with Zoning By-law 569-2013, amenity space is not required as the proposal is comprised of only 19 units. The Zoning By-law requires amenity space for developments that have 20 units or more. The proposal does provide a landscaped area of 123 square metres in size at the north-east corner of the site where one deciduous tree is proposed to be planted. A one metre-wide landscape strip for only soft landscaping is to be required along any lot line that abuts the Residential Zone, except along the driveway and the lot line abutting the rear addition, due to space constraints.

Community Consultation

A virtual Community Consultation Meeting was held on November 21, 2021, with 21 residents, the Area Councillor, City Staff and the applicant in attendance. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area,

the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format discussion. Comments and questions included:

- Height and density of the proposal;
- Shadow and wind impacts;
- Traffic impacts to the surrounding area;
- Opportunities for affordable rental housing; and
- Opportunities for more landscaped area and amenity space.

The issues raised through community consultation have been considered through the review of the application.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and applicable guidelines. Staff are of the opinion that the proposal is consistent with the PPS and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to development in Mixed Use Areas and appropriate transition to lower-scaled Neighbourhood areas.

The proposal provides residential units along a major street, and will further contribute to the mixed-use character along Broadview Avenue. It is an appropriate form of intensification that is compatible with the surrounding context. Staff recommend that Council approve the application.

CONTACT

Raymond Tung, Planner
Telephone: 416-392-3812
E-mail: Raymond.Tung@toronto.ca

SIGNATURE

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: 3D Model of Proposal in Context - Northeast

Attachment 8: 3D Model of Proposal in Context - Northwest

Attachment 1: 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		KLMA	2676184 ONTARIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: CR2.5 (c0.5; r2.5) SS2 (x1969) Heritage Designation: N

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

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):			1,584	1,584
Non-Residential GFA (sq m):	1,611	1,490		1,490
Total GFA (sq m):	1,611	1,490	1,584	3,074
Height - Storeys:	3	3	6	6
Height - Metres:	12	12	21	21

Lot Coverage Ratio (%) 66.97 Floor Space Index: 3.13

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 1,584
 Retail GFA:
 Office GFA: 1,490
 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

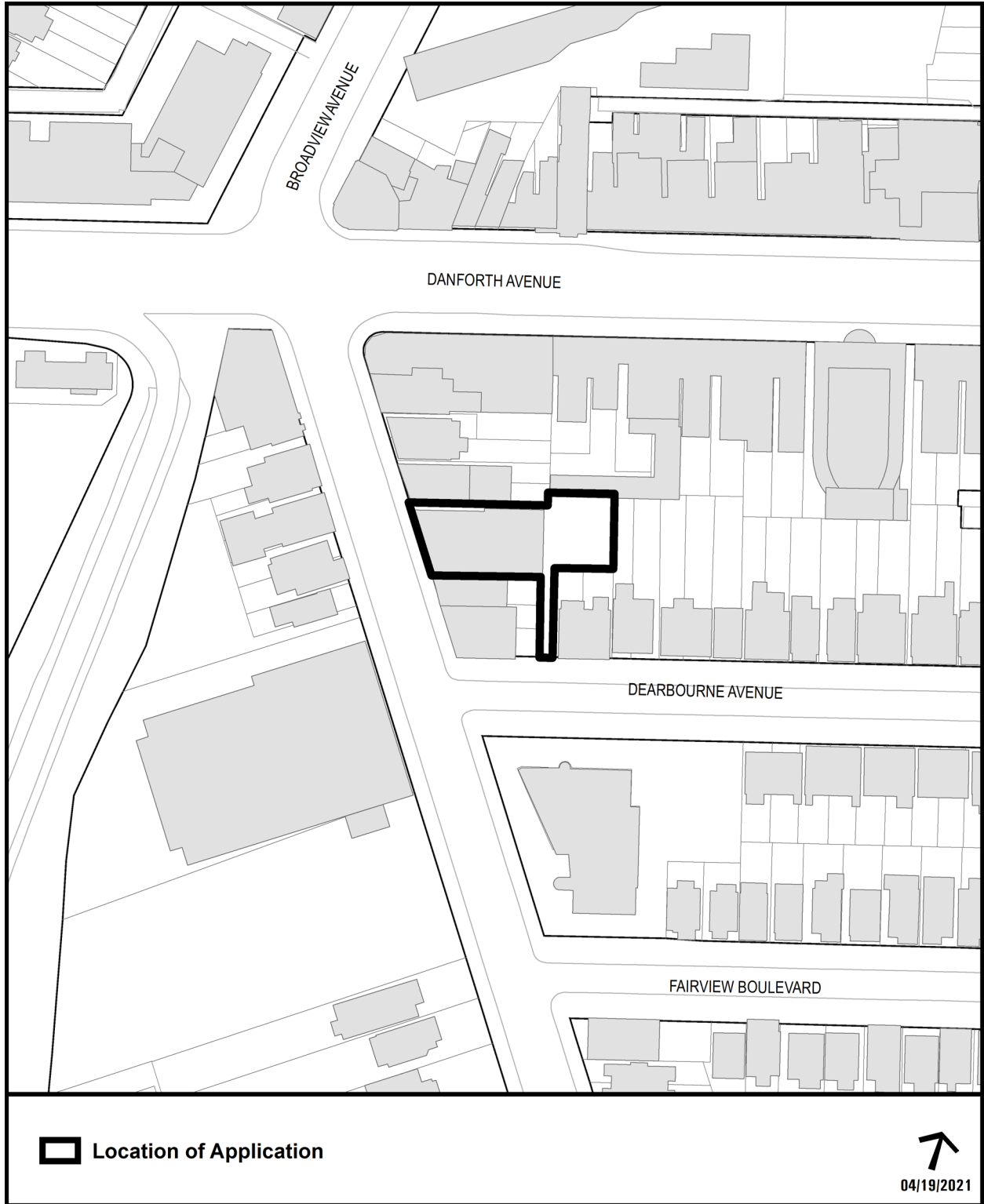
Parking and Loading

Parking Spaces: 17 Bicycle Parking Spaces: Loading Docks:

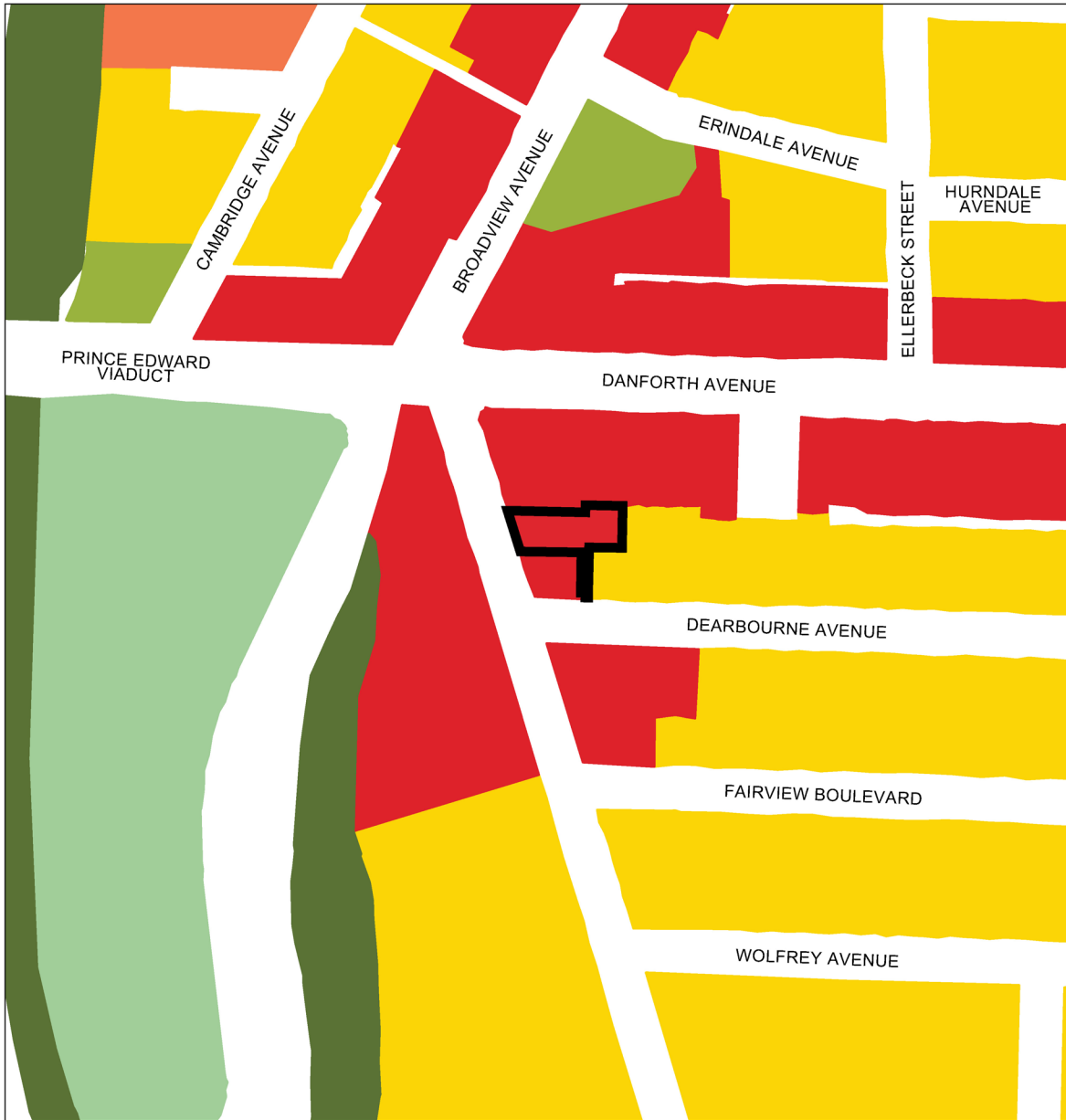
CONTACT:

Raymond Tung, Planner, Community Planning
 416-392-3812
 Raymond.Tung@toronto.ca

Attachment 2: Location Map










Attachment 3: Official Plan Land Use Map



741 Broadview Avenue

Official Plan Land Use Map #18

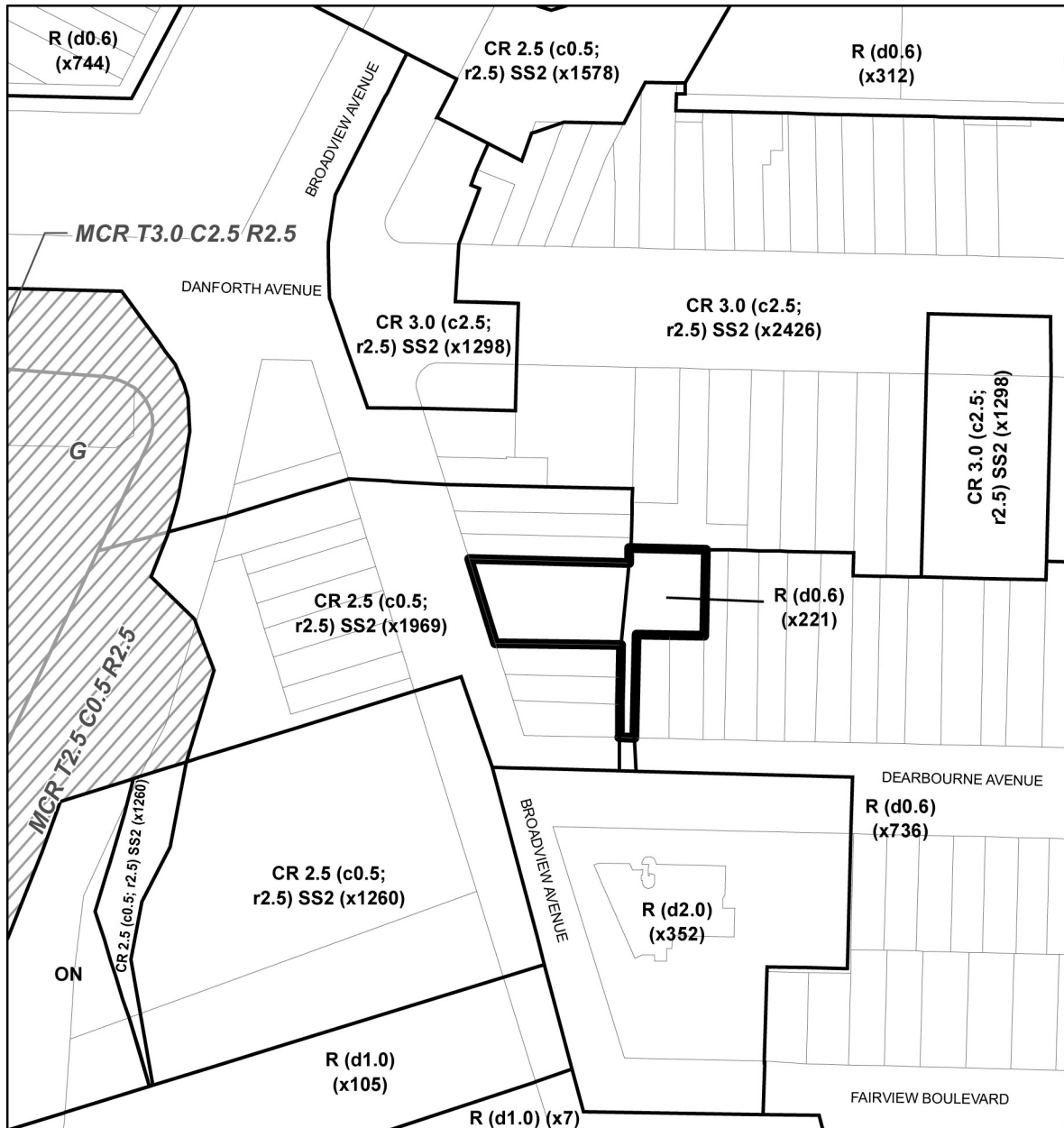
File # 21 113003 STE 14 0Z

	Location of Application		Natural Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		Other Open Space Areas
	Mixed Use Areas		



Not to Scale
04/19/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

741 Broadview Avenue

File # 21 113003 STE 14 0Z

Location of Application

R Residential CR Commercial Residential
ON Open Space Natural

See Former City of Toronto By-law No. 438-86

MCR Mixed-Use District
G Parks District

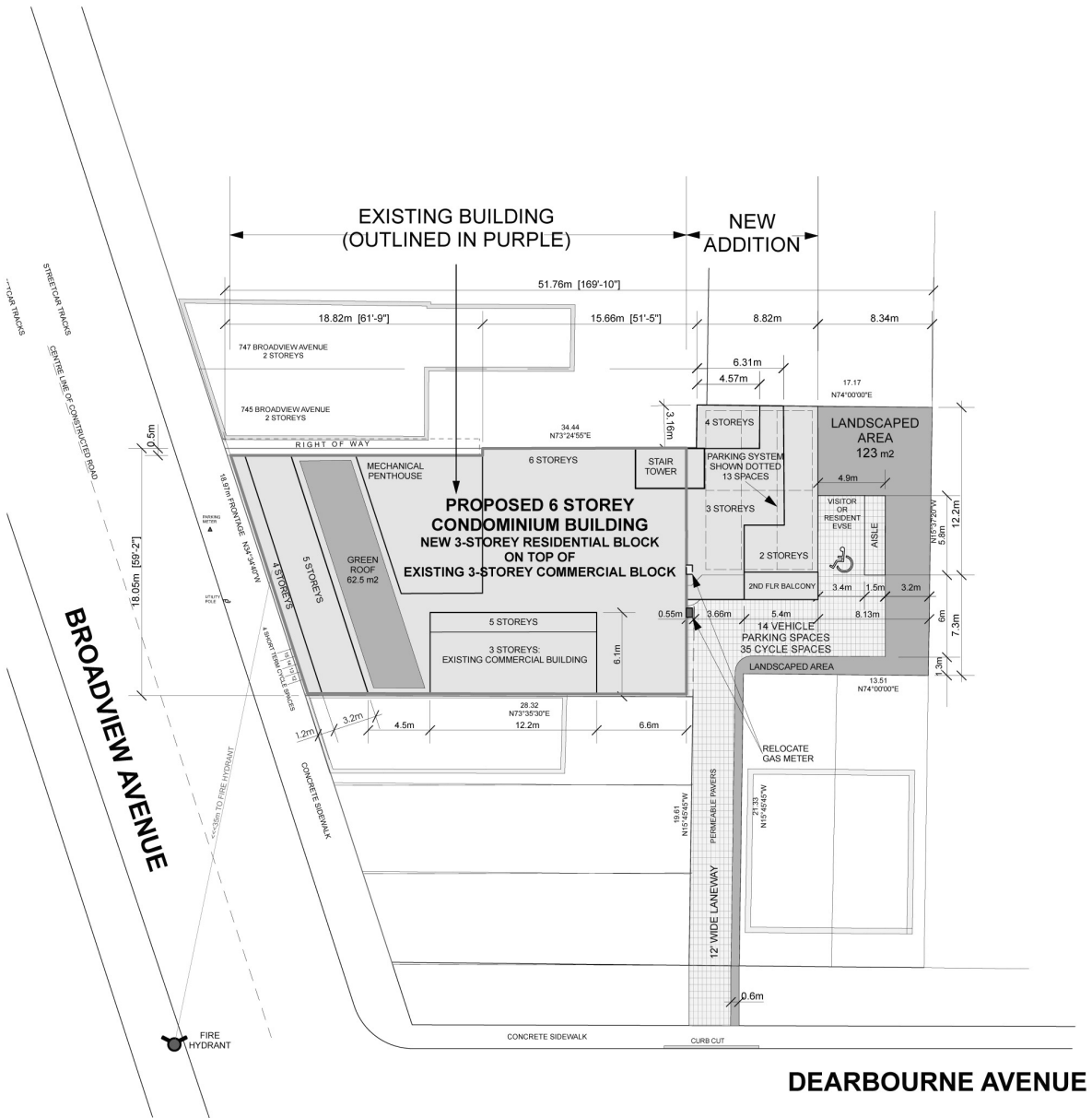


Not to Scale
Extracted: 09/14/2023

Attachment 5: Draft Zoning By-law Amendment

To be provided prior to Toronto and East York Community Council.

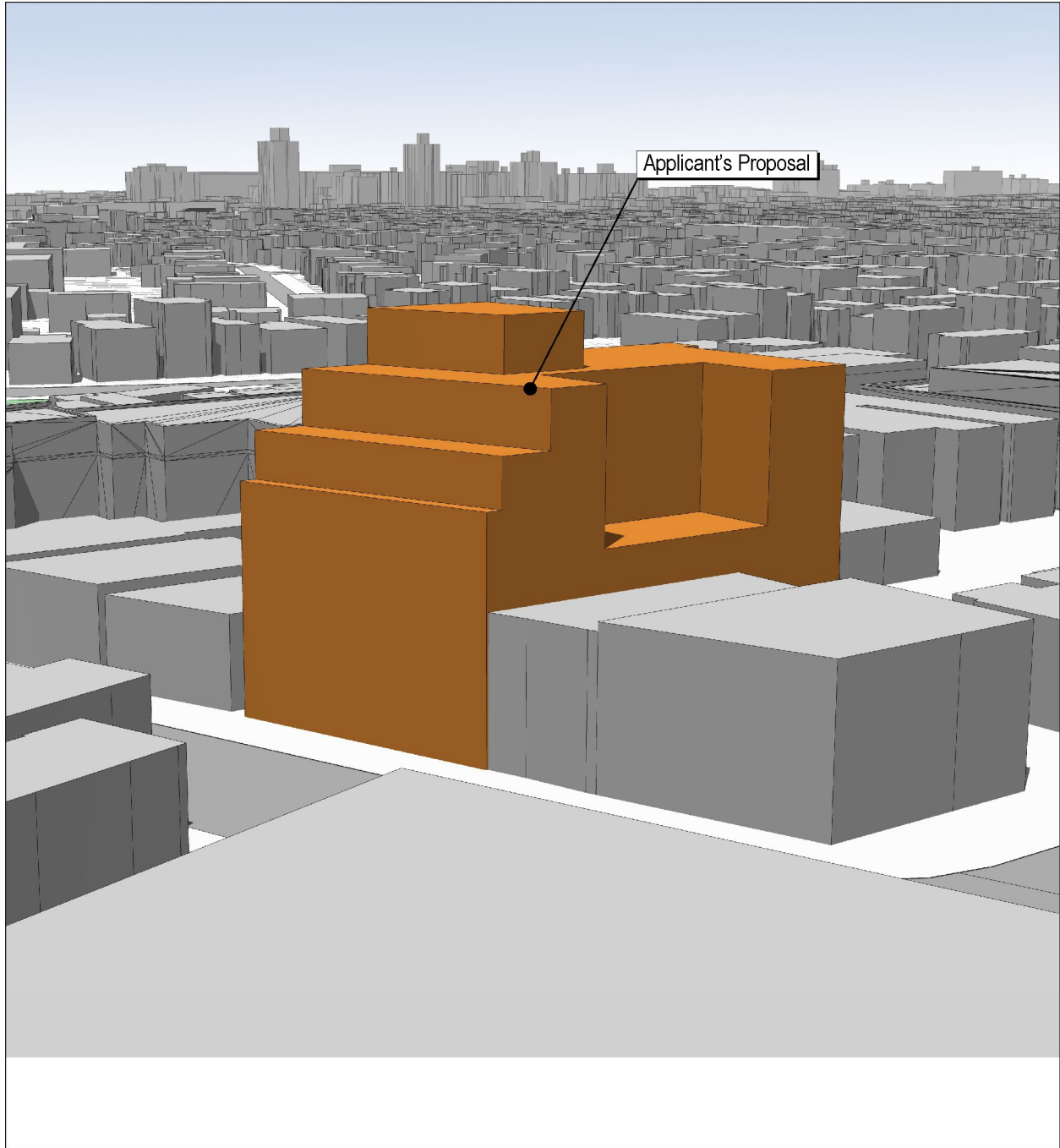
Attachment 6: Site Plan



Site Plan



Attachment 7: 3D Model of Proposal in Context - Northeast

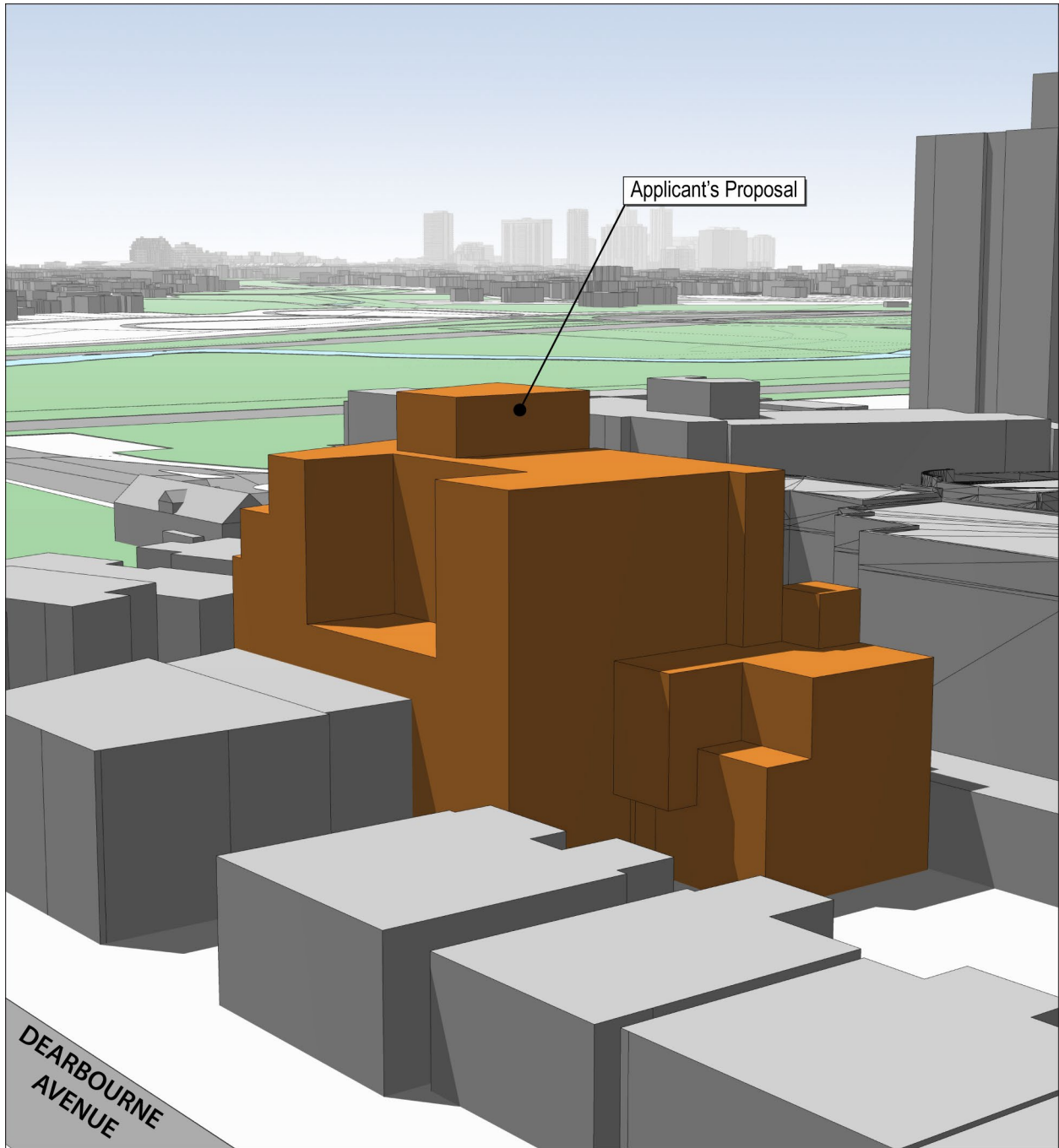


View of Applicant's Proposal Looking Northeast



05/03/2021

Attachment 8: 3D Model of Proposal in Context - Northwest



View of Applicant's Proposal Looking Northwest



09/14/2023