

**90 - 100 Broadview Avenue –
Rezoning Application – Final Report**

Date:	October 23, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	07 280694 STE 30 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

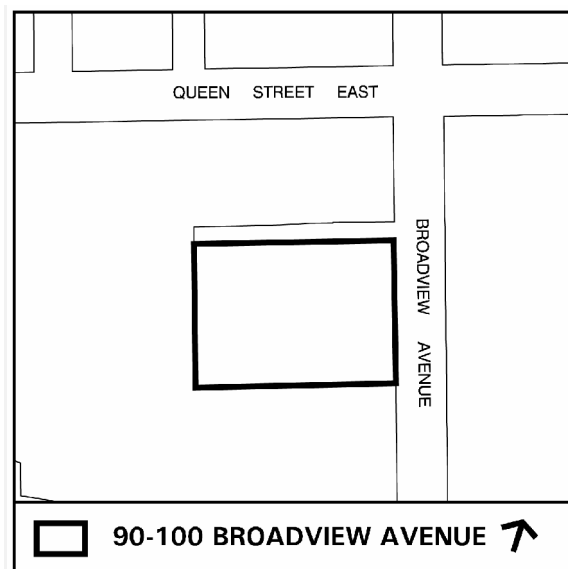
The proposal seeks to construct a 10-storey residential building at 90 Broadview Avenue, and add four storeys to the existing commercial/office building located at 100 Broadview Avenue. The development will consist of approximately 18,100m² of residential gross floor area and approximately 8,500 m² of commercial/office gross floor area. A total of 222 residential dwelling units are proposed as part of this application.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of Toronto, 438-86, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.



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, authorize the appropriate City officials and require the owner to execute one or more agreements pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreements be registered on title on the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - i) A cash contribution in the amount of \$75,000 for the undertaking and completion of the Queen Street East Heritage Conservation District Study;
 - ii) A cash contribution in the amount of \$75,000 for the development of the Joel Weeks Park;
 - iii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Jimmy Simpson Recreation Centre;
 - iv) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Matty Eckler Community Centre;
 - v) A cash contribution in the amount of \$30,000 for the Chinese Archway Reserve Fund;
 - vi) A cash contribution in the amount of \$50,000 for public realm improvements, including decorative boulevard paving and lighting, in the Riverside District Business Improvement Area;
 - vii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Ralph Thornton Community Centre;
 - viii) The existing 3 ½ storey non-residential building at 100 Broadview Avenue be preserved, maintained as non-residential, and incorporated into any development on the lot;
 - ix) The provision of a one-year membership to the car-sharing program, which will operate in conjunction with the car-share parking spaces provided for on this site, at no cost to all initial purchasers of residential units in the development; and
 - x) The incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The Owner shall include 1:50 scale drawings for the first to fourth storey portions of the Broadview Avenue elevations with

building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian

4. The appropriate City officials direct the cash-in-lieu of parkland dedication which is in excess of 5%, to park improvements in the immediate area.
5. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.
6. City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal seeks to construct a 10-storey residential building at 90 Broadview Avenue and add an additional four storeys to the existing commercial/office building at 100 Broadview Avenue. The existing 3 ½-storey building at 100 Broadview Avenue will be retained.

The development will consist of approximately 18,100m² of residential gross floor area and approximately 8,500 m² of commercial/office gross floor area. A total of 222 residential dwelling units are proposed as part of this application. The proposal will have an overall height of 29.5 metres (30.5 metres to the top of the mechanical penthouse) and will provide 209 parking spaces in 4 levels of underground parking. The overall density for the proposed development would be approximately 6.0 times the lot area.

Site and Surrounding Area

The subject site is located on the west side of Broadview Avenue, south of Queen Street East. The subject site currently contains a 1 ½ -storey building used as a recreational facility and surface parking lot at 90 Broadview Avenue and a 3 ½-storey commercial/office building at 100 Broadview Avenue. The site consists of 2 properties which results in a development parcel with an approximate frontage of 57 metres, an approximate depth of 80 metres, and an overall site area of approximately 4,560m².

Development in the vicinity of the subject site is as follows:

North: Development north of the subject site consists of mixed use developments which front onto Queen Street East and range in height from 1 to 6-storeys;

East: Development east of the subject site consists of low density residential dwellings in the form of single detached and semi-detached dwellings;

South: Immediately south of the subject site is a 7-storey residential condominium building. Further south of the subject site, development consists of industrial and automotive uses; and

West: Development west of the subject site consists of a surface parking lot which is associated with a car dealership and two industrial/office buildings which range in height from 1 to 3 storeys.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated "*Mixed Use Areas*" in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in "*Mixed Use Areas*" includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- locate and mass new buildings to frame the edges of streets and parks;
- provide an attractive, comfortable and safe pedestrian environment;

- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-residential development.

Zoning

The subject site is located in the IC D3 N3 zone which provides a variety of non-residential uses at a density of 3.0 times the lot area and restricts the building height to 18.0 metres. Residential uses are not permitted in this zoning category.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has submitted a Site Plan Control approval application which has been processed concurrently with the Rezoning Application.

As part of the review, commenting departments have indicated that technical modifications to the plans and reports are required, and as such, Planning staff are recommending that the Bills not be introduced until such time as the revisions have been accepted by the various departments, and the applicant has entered into a Site Plan Control Agreement with the City.

Reasons for Application

An amendment to the City of Toronto Zoning By-law 438-86, as amended, is required to permit the proposed residential use, as well as to permit the scale and density requested by this proposal.

Community Consultation

A Community Consultation meeting was held on April 2, 2008 at the Ralph Thornton Community Centre. Approximately 25 members of the public were in attendance. Issues raised by the public included:

- parking- concerns related to parking include: whether an adequate amount of parking for both the commercial/office and residential uses was being provided; the loss of commercial/office parking spaces during construction, and whether temporary parking spaces for the commercial/office use will be secured during construction;
- access – concerns related to access include: the location of the driveway and service access point off Broadview Avenue and potential conflicts with the one-way out driveway at 68 Broadview Avenue.

- existing commercial/office building at 100 Broadview Avenue – concerns related to the commercial/office building at 100 Broadview Avenue include: the physical retention of the existing building at 100 Broadview Avenue, how the existing commercial/office use would be protected and retained.
- height- concerns related to height include: compatibility and fit with adjacent residential uses, and the loss of light, views and privacy by residents at 68 Broadview Avenue.
- setbacks – concerns related to setbacks include: building setbacks from 68 Broadview Avenue.
- planning process - concerns related to the planning process include: the proposals non-compliance with the zoning by-law, the types of studies submitted by the applicant to support their development proposal, and whether the studies were reviewed and accepted by the City.
- green development- concerns related to green development include: what types of green development initiatives are being incorporated into the development, and how the city will be securing these initiatives.

City Planning staff have also received written comments from six local residents.

Planning staff endeavoured to answer the questions asked by those in attendance at the Community Consultation meeting. Further detail is provided in the comments section of this report.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems

and cultivating a culture of conservation. City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff have reviewed the proposal and determined that it is consistent with the Provincial Policy Statement, and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

"Mixed Use Areas" are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. *"Mixed Use Areas"* allow residents to live, work and shop in the same area, even the same building, giving individual an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive, and safe. Although *"Mixed Use Areas"* will absorb most of the anticipated increase in retail, office and service uses in the City, not all *"Mixed Use Areas"* will experience the same scale or intensity of development. The highest buildings and greatest intensity will occur in the *Downtown*, with decreased intensity and scale in the *Centres* and along *Avenues*.

The development criteria contained within Section 4.5.2 of the Official Plan seeks to ensure that, among other matters, development in *"Mixed Use Areas"* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. The Plan also seeks to create and sustain well paid, stable, safe and fulfilling employment opportunities on lands designated *"Mixed Use Areas"*. The proposed development will maintain the existing commercial/office building at 100 Broadview Avenue and integrate both the structure and the existing uses it into the redevelopment of the site. The Zoning By-law Amendment, attached to this report, secures a minimum of 6,000m² of gross floor area for non-residential uses, and places limits on the amount and location of any retail uses. As part of the Section 37 contribution, staff are securing the existing building at 100 Broadview Avenue to ensure its non-residential function is maintained. By securing the building, Planning staff will ensure that the employment uses that currently exist on the site are protected, while at the same time, achieving the policy objectives contained within the *"Mixed Use Areas"* designation.

The development criteria in the Official Plan also requires that development in *"Mixed Use Areas"* locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives contained within the Plan. The objectives are addressed by ensuring that developments provide appropriate setbacks and/or stepping down of heights, between areas of different development intensity and scale, and by locating and massing of new buildings in a manner that is sensitive and limits shadow impacts during the spring and fall equinoxes. The applicant's proposal has adequately addressed the *"Mixed Use Areas"* policies contained within Section 4.5 of the Official Plan.

Density and Massing

The policies contained within the Official Plan assist in the review of development applications. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City.

Section 4.5 of the Official Plan sets out criteria to evaluate development within the “*Mixed Use Areas*” designation. All new development within “*Mixed Use Areas*” is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale.

In addition to specific policies, the built form policies contained within Section 3.1.2.1 of the Official Plan reinforce the designation specific policies by stating that new developments will be organized to fit within its existing and/or planned context. They will frame and support adjacent streets, parks and open spaces while improving their safety, pedestrian interest and casual views. This is done by locating buildings parallel to the street or along the edge of a park or open space; by locating building entrances so that they are clearly visible and directly accessible from the public sidewalk; and by providing ground floor uses that have views into, and where possible, access to adjacent streets, parks and open spaces.

The proposed siting, massing and built form of the development are in keeping with the built form policies and the development criteria contained within the “*Mixed Use Areas*” designation.

Height

The applicant has modified their proposal from what was presented to the community in April 2008. The two storey (mezzanine) live/work units, in the south wing of the building have been divided to create single storey units, resulting in the creation of five additional fully self-contained live/work units.

The conversion of the mezzanine to separate dwelling units does not result in an increase in the overall height of the building. As such, the proposed height of the building is appropriate for this particular site, is consistent with the immediate context, and is in keeping with the built form and development criteria contained within the Official Plan.

Residential Amenity Areas

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. In addition, the former City of Toronto Zoning By-law requires that a minimum of 2m² per unit of indoor and outdoor amenity space be provided.

The applicant proposes to provide approximately 166 m² (0.75m² per unit) of common residential indoor amenity space and approximately 327m² (1.47m² per unit) of common

residential outdoor amenity space at ground level. The indoor amenity space is accessed from the lobby, and is adjacent to an outdoor amenity terrace as well as a landscaped courtyard. The configuration of the common spaces provides a sense of continuity between the areas. While the indoor amenity space is less than what is required by the Zoning By-law, the configuration of the indoor and outdoor space is appropriate. The location of the residential amenity areas at grade, and accessed via the building lobby, improves the functionality and usability of the spaces. In addition, the configuration of the amenity areas allows for spillover from indoor to outdoor amenity space in the warmer months thereby allowing the spaces to function as one large amenity area. In addition to the common residential amenity space provided at grade, 187 out of the 222 residential units will have either a usable balcony or terrace. The provision of the private outdoor amenity space compliments the proposed common amenity space.

Access and Site Circulation

Access to the subject site will be via a single driveway entrance off Broadview Avenue, at the southern limit of the site, adjacent to the driveway for the development at 68 Broadview Avenue (Broadview Lofts). The existing driveway for the Broadview Lofts is a clearly designated one-way, outbound driveway. Technical Services staff have indicated that the location of the access and egress driveway is appropriate for this development.

Although the location of the driveway has been deemed to be in an appropriate location, given the proximity of both driveways some modifications will be required to the south elevation to mitigate any potential conflicts that may arise. Transportation Services staff has requested that the south elevation be revised to include a window or knock-out panel, positioned in such a way as to provide drivers with views of the driveway at 68 Broadview Avenue. This condition will be dealt with through the Site Plan Control application.

Parking

The applicant has submitted a Parking Assessment as part of their development application. The applicant is proposing to provide a total of 209 parking spaces, of which 158 parking spaces will be for exclusive use of residents. The remaining 51 parking spaces will be shared between the commercial/office parking and residential visitor parking.

Transportation Services staff have stated that the residential visitors and commercial/office parking spaces may be shared, and equally available to the residential and office components of the project, so long as a total of 51 parking spaces are provided. Of the 51 shared parking spaces proposed by the applicant, 25 spaces will be for the exclusive use of the commercial/office uses, while the remaining 26 parking spaces will be shared between the commercial/office use parking and visitor parking spaces for the residential.

The applicant is proposing to provide one car-sharing space as part of this development proposal. The provision of one car-sharing space allows for the reduction of the

residential parking requirement by up to 10 spaces per car-share space provided on site, provided that the maximum reduction is no more than 25% of the required residential parking requirement. The provision of the one car-share parking space does not exceed the 25% threshold.

City staff encourage the use of car-sharing spaces as a sustainable development opportunities as identified in the Toronto Green Development Standards. To encourage residents of the development to use the car-sharing program, staff are securing as part of the Section 37 contribution, a one-year membership to the car-sharing program, which will be operating in conjunction with the car-sharing parking spaces provided at this site, at no cost to all the initial purchasers of the residential units in the subject development.

Currently, 51 surface parking spaces exist at 90 Broadview Avenue, of which 18 are leased to the tenants of the office building at 100 Broadview Avenue. The balance of the surface parking spaces are used by individuals on a month-to-month basis, or by visitors to the recreational facility at 90 Broadview Avenue, which is to be torn down. As this development proposal will result in the removal of the 18 parking spaces for the duration of the construction of the building, it will be necessary to ensure that the tenants of the office building will have access to parking during construction, and until the 18 spaces can be replaced in the parking garage. The consultants Parking Assessment report has indicated that the owner will arrange for temporary parking for the office building tenants during the construction phase. Currently, the Zoning By-law allows for parking for non-residential uses to be provided in a parking facility on a lot within 300 metres of the lot containing the non-residential use, provided that the parking spaces are not provided for within a Residential (R) zone.

Transportation Services staff have reviewed the parking assessment and determined that a total of 210 parking spaces are required to serve the residential component of the development. The applicant is proposing to provide 209 space, plus 1 auto-share space, which results in the equivalent of 219 parking spaces, and is able to satisfy their parking requirements for this development proposal.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. Policy 2.4.7 states, “Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment including... the provision of bicycle parking facilities in new developments”. The development proposes to provide 166 bicycle parking spaces on site. The development will provide 133 bicycle parking spaces for the exclusive use of residents on parking levels P1-P4. In addition, 33 will visitor bicycle parking spaces will be provided in a secured visitor parking area located at grade, accessed from the main lobby.

Servicing

As part of the Zoning By-law Amendment, the applicant will be required to provide for any improvements to the municipal infrastructure in connection with the accepted functional servicing report, should it be determined that upgrades to municipal infrastructure are required. In addition, the applicant will be required to provide a financial security for any required municipal infrastructure, prior to the enactment of the Zoning By-law Amendment contained in Attachment 9.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are subject to this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provisions of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application proposes 222 residential units on a total site area of 0.456 hectares (4,560m²). At the alternative rate of 0.46 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.296 hectares (2,960m²). However, a cap of 10% applies, and hence, the parkland dedication for the development would be 0.0456 hectares (456m²).

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no appropriate location for an on-site parkland dedication and the site would be fully encumbered with below grade parking.

The actual monetary amount for cash-in-lieu will be determined at the time of issuance of the building permit. Staff recommend that the cash-in-lieu dedication which is in excess of 5%, be directed to park improvements in the immediate area. Planning staff have discussed this with Parks, Forestry and Recreation staff and have determined that the recommendation is consistent with the Alternative Parkland Dedication By-law 1420-2007.

Toronto Green Development Standard

The applicant has indicated that they will incorporate a number of sustainable development opportunities as identified in the Toronto Green Development Standards.

Some of the sustainable development initiatives incorporated into this development include:

- the provision of dedicated "car-sharing" spaces;
- the use of 10% of locally harvested, manufactured and supplied materials;
- the use of light coloured roofing materials; and
- the use of light coloured materials for hardscaping.

Queen - Riverside Vision Plan

City Council directed City Planning staff to establish a Terms of Reference to develop a Queen-Riverside Vision Plan for lands fronting on Queen Street East and lands to the north and south of Queen Street East, between the Don Valley and Broadview Avenue and Eastern Avenue to the south. Staff are currently undertaking Phase I of the study, which involves the background review and the creation of an area profile. This work will establish an overview of existing conditions and issues particular to the Queen-Riverside Area.

Planning staff have determined that based on the Official Plan designation of the site, current zoning, and the location of the subject site within the broader study area context, the proposed development will not adversely effect the outcome of the Queen-Riverside Vision Plan.

Section 37

The community benefits recommended to be secured in the Section 37 agreement are as follows:

- i) A cash contribution in the amount of \$75,000 for the undertaking and completion of the Queen Street East Heritage Conservation District Study;
- ii) A cash contribution in the amount of \$75,000 for the development of the Joel Weeks Park;
- iii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Jimmy Simpson Recreation Centre;
- iv) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Matty Eckler Community Centre;
- v) A cash contribution in the amount of \$30,000 for the Chinese Archway Reserve Fund;
- vi) A cash contribution in the amount of \$50,000 for public realm improvements, including decorative boulevard paving and lighting, in the Riverside District Business Improvement Area; and
- vii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Ralph Thornton Community Centre.

The Section 37 contributions listed above are subject to indexing. The Section 37 contribution amount will increase in accordance with the increase in the Non-Residential Construction Price Index for the Toronto CMA, which is reported quarterly by Statistics Canada in its Construction Price Statistics Publication. The indexing will be calculated from the date of execution of the Section 37 Agreement or, if the site specific by-laws for

the project are appealed to the Ontario Municipal Board, from the date of the Board order approving the by-laws, to the date of submission of the funds by the owner to the City.

In addition, staff recommend that the payments required as part of the Section 37 contribution are to be paid prior to the issuance of the first above grade building permit.

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support the development:

- i) The existing 3 ½ storey non-residential building at 100 Broadview Avenue be preserved, maintained as non-residential, and incorporated into any development on the lot;
- ii) The provision of a one-year membership to the car-sharing program, which will operate in conjunction with the car-share parking spaces provided for on this site, at no cost to all initial purchasers of residential units in the development; and
- iii) The incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The Owner shall include 1:50 scale drawings for the first to fourth storey portions of the Broadview Avenue elevations with building materials labeled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian.

Staff recommend that the owner of the lands enters into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, and register the agreement against title to the satisfaction of the City Solicitor prior to the introduction of Bills to City Council.

Development Charges

It is estimated that the development charges for this project will be \$1,119,514.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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Fax No. (416) 392-1330
E-mail: mprejel@toronto.ca

SIGNATURE

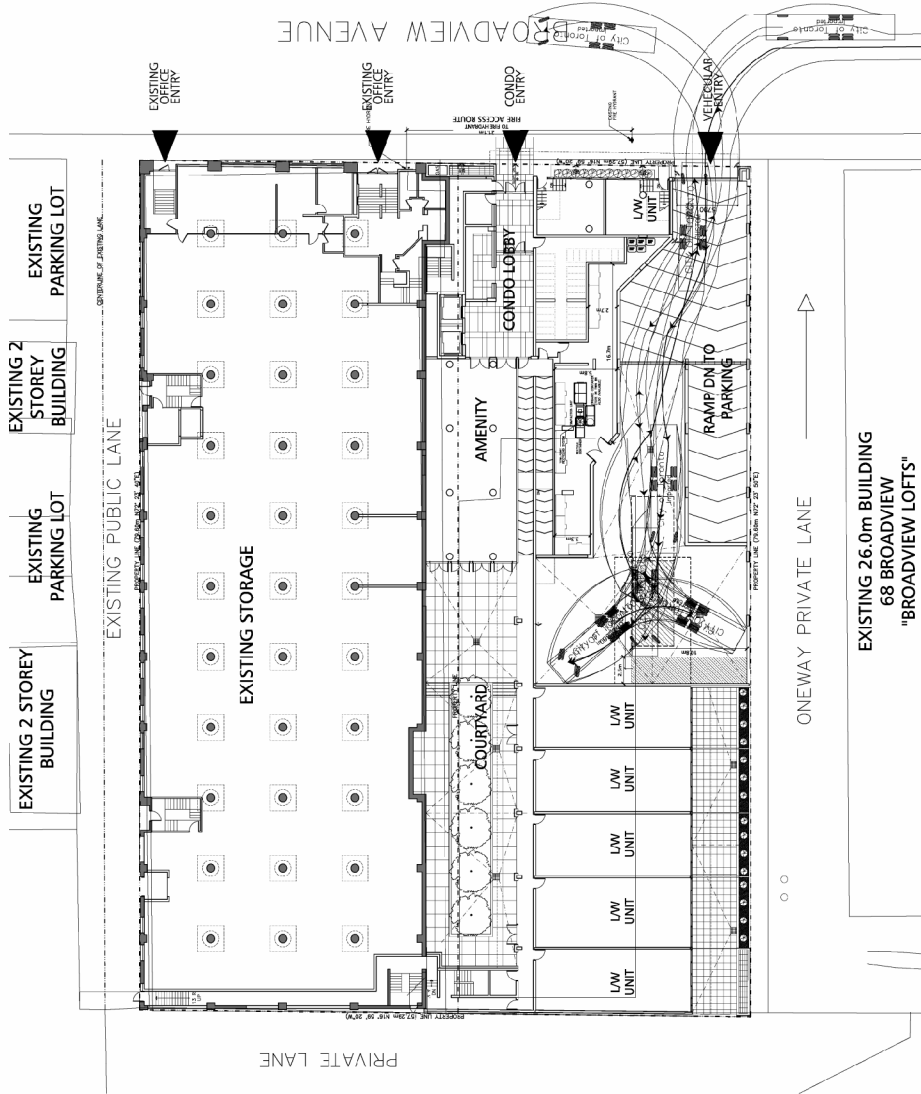
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Site Plan



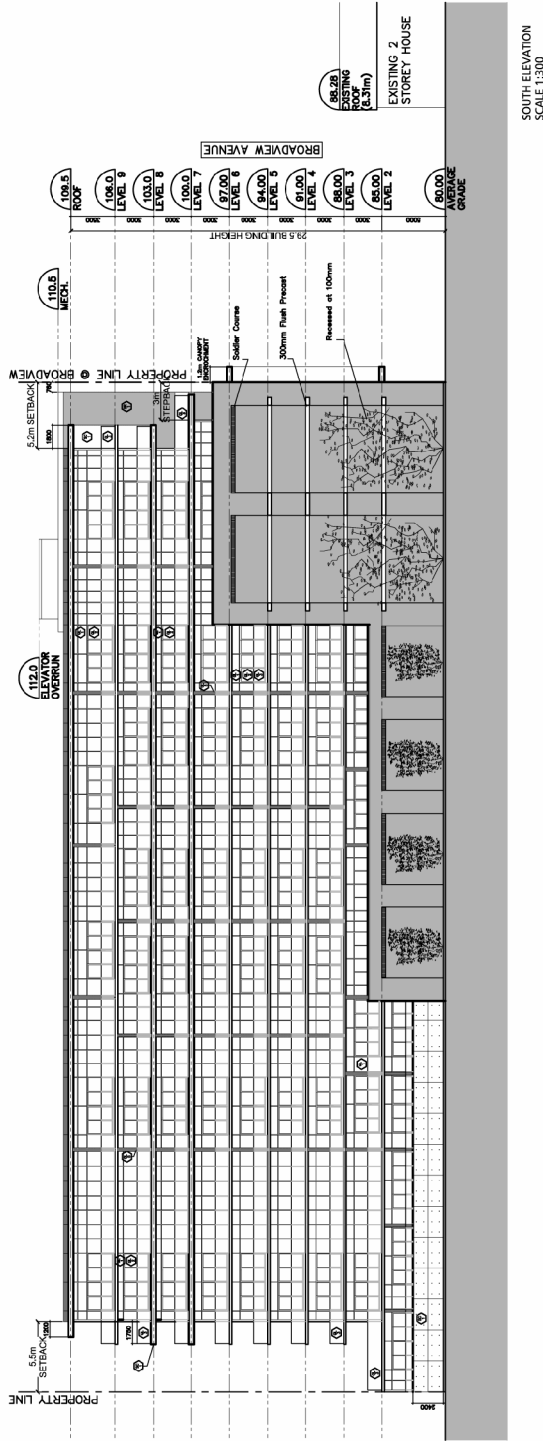
90 - 100 Broadview Avenue

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 10/24/08

File # 07_280694

Attachment 2: South Elevation



South Elevation

90 - 100 Broadview Avenue

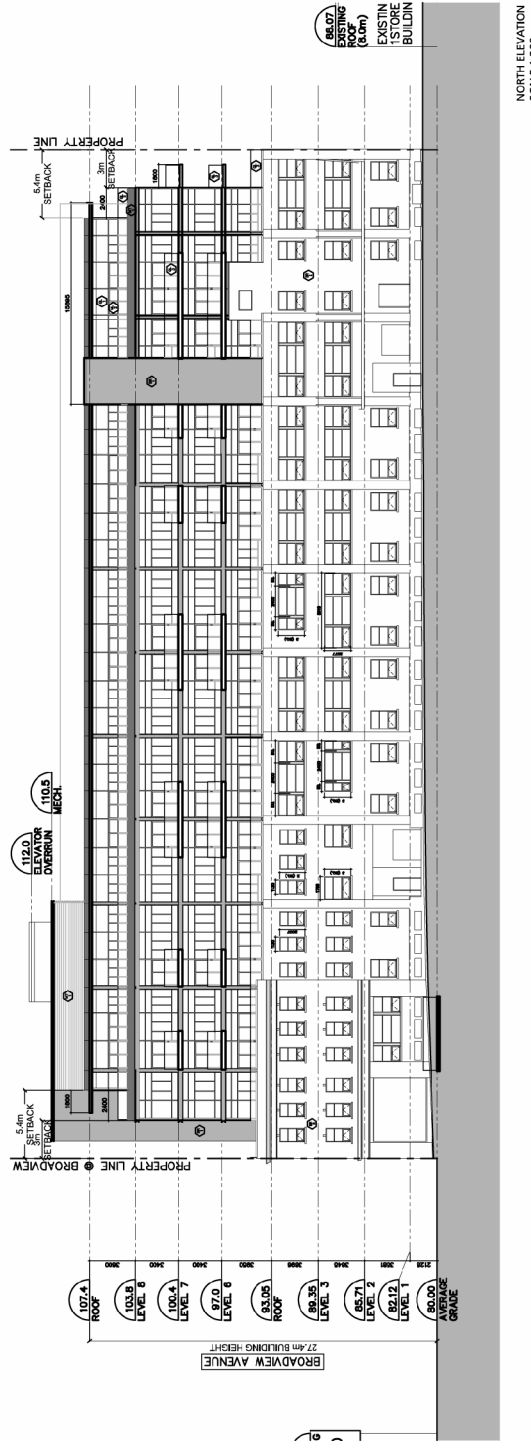
Elevation

Applicant's Submitted Drawing

Not to Scale
07/10/08

File # 07_280694

Attachment 3: North Elevation



North Elevation

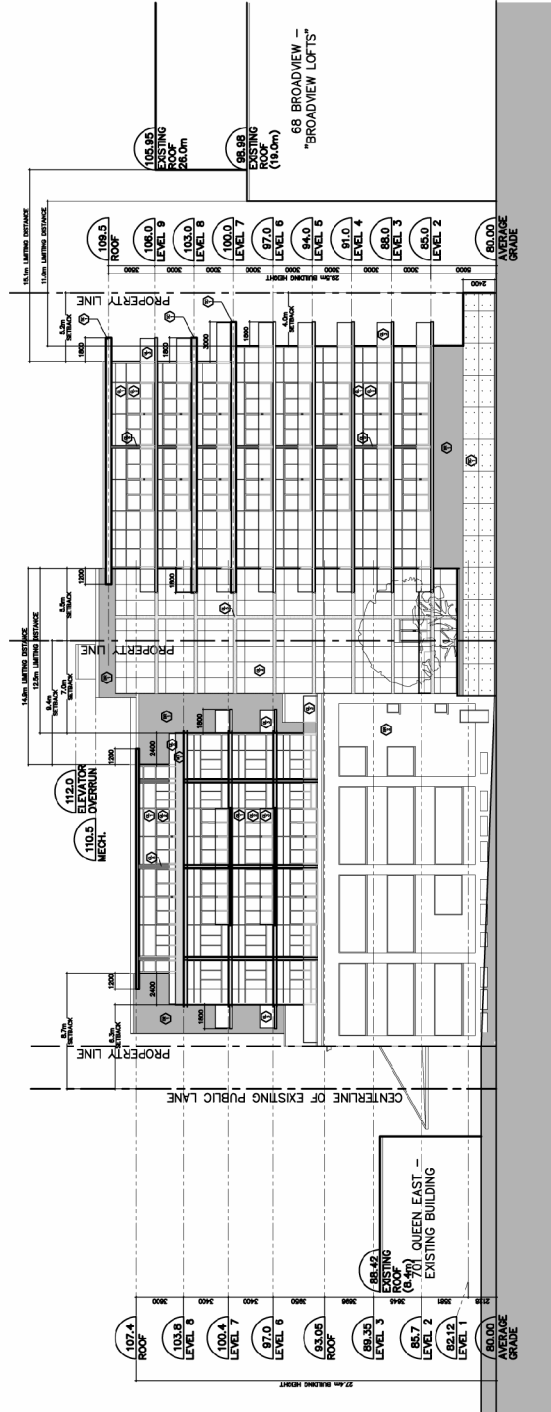
Elevation
90 - 100 Broadview Avenue

Applicant's Submitted Drawing

Not to Scale
 07/10/08

File # 07_280694

Attachment 4: West Elevation



WEST ELEVATION
SCALE 1:300

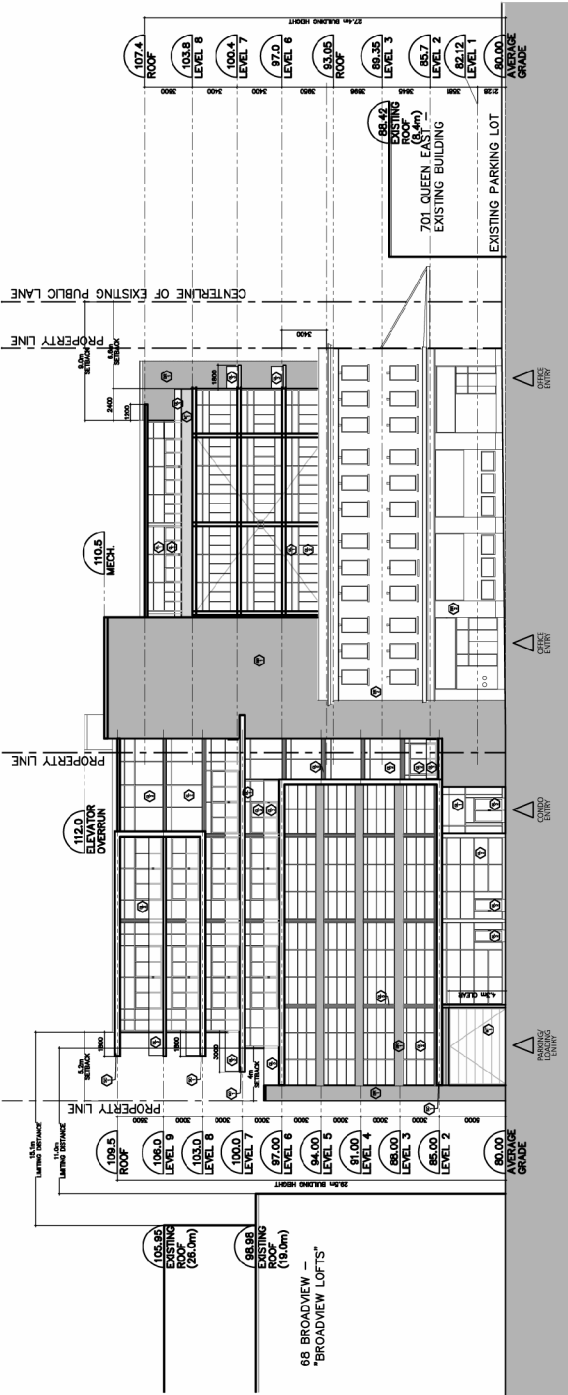
West Elevation

90 - 100 Broadview Avenue

Elevations
Applicant's Submitted Drawing
Not to Scale
01/09/08x

File # 07_280694

Attachment 5: East Elevation



EAST ELEVATION
SCALE 1:300

East Elevation

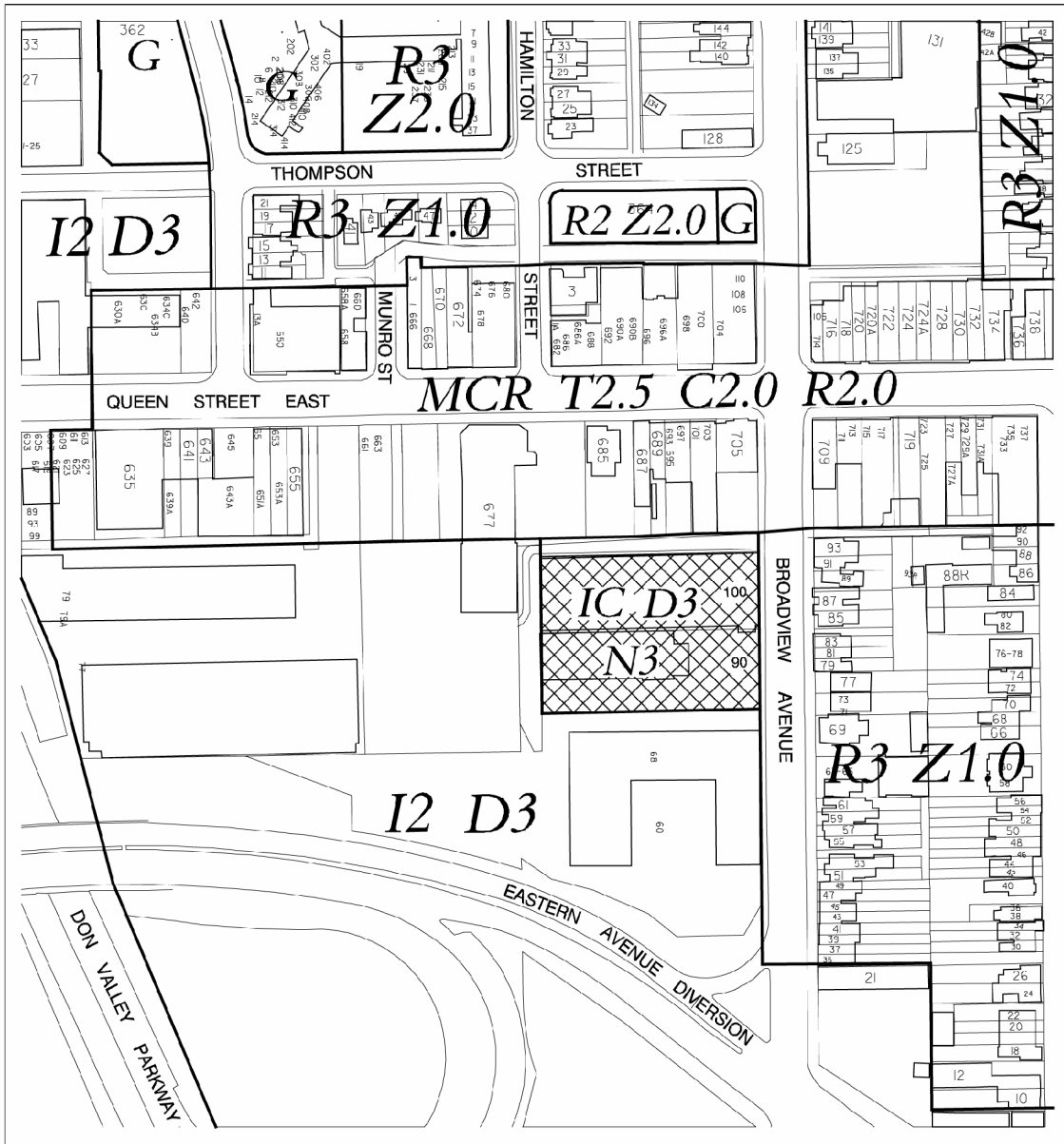
90-100 Broadview Avenue

Elevations
Applicant's Submitted Drawing

Not to Scale
01/09/08x

File # 07_280694

Attachment 6: Zoning



90-100 Broadview Avenue

File # 07_280694

- | | | | |
|-----|----------------------|----|---------------------|
| G | Parks District | I2 | Industrial District |
| R2 | Residential District | IC | Industrial District |
| R3 | Residential District | | |
| MCR | Mixed-Use District | | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/09/08 - NRS

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	07 280694 STE 30 OZ
Details	Rezoning, Standard	Application Date:	November 21, 2007

Municipal Address: 90 BROADVIEW AVE
 Location Description: CON BF PT LT15 **GRID S3012
 Project Description: Construct new 10-storey building & addition to an existing office building with 222 dwelling units with 4 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
Urban Strategies			2009591 Ontario Ltd

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	IC D3 N3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4560	Height:	Storeys:	10
Frontage (m):	57.3		Metres:	29.5
Depth (m):	79.6			
Total Ground Floor Area (sq. m):	3230			Total
Total Residential GFA (sq. m):	18070		Parking Spaces:	209
Total Non-Residential GFA (sq. m):	8499		Loading Docks	1
Total GFA (sq. m):	26569			
Lot Coverage Ratio (%):	71			
Floor Space Index:	5.83			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo, Other			
Rooms:	0	Residential GFA (sq. m):	18070	0
Bachelor:	3	Retail GFA (sq. m):	0	0
1 Bedroom:	172	Office GFA (sq. m):	8499	0
2 Bedroom:	47	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	222			

CONTACT: PLANNER NAME: Marian Prejel, Planner
TELEPHONE: (416) 392-9337

Attachment 8: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Zoning By-law No. 483-86, as amended,
With respect to the lands municipally known as 90 -100 Broadview Ave**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are those lands outlined by a heavy black line and identified as “90-100 Broadview Avenue” as shown on Map “1” attached hereto.
2. Section 12(1) to the Zoning By-law 483-86, is further amended by adding a new Section 12(1) 478 immediately after Section 12(1) 477 of the By-law as follows:

None of the provisions of Sections 4(1), 4(2), 4(4)(b),4(6)b, 4(12), 4(13), 9(1), and 9(3) Part I (2) and (3) of By-law No. 438-86, as amended, shall apply to prevent the erection and use of a *mixed-use building* on the *lot* containing *dwelling units* and non-residential uses, provided;

- (a) the *lot* is comprised of at least those lands shown outlined by heavy lines on Map “1” attached to and forming part of this By-law;
- (b) the *mixed-use building* contains:
 - (i) no more than 18,750 square metres of *residential gross floor area*;
 - (ii) no less than 6,000 square metres and no more than 9,500 square metres of *non-residential gross floor area*, provided that the total cumulative amount of *non-residential gross floor area* for *retail stores* shall not exceed 900 square metres and that no individual *retail store* shall exceed 300 square metres of *non-residential gross floor area*; and

- (iii) the *retail stores* shall only be permitted on first *storey* above *grade* and first *storey* below *grade*.
- (c) the following residential uses are permitted:
- (i) a maximum of 222 *dwelling units*;
 - (ii) of the 222 *dwelling units* listed in Section 2(c)(i), a maximum of 12 *live-work units* are permitted; and
 - (iii) of the 12 *live-work units* listed in Section 2(c)(ii) , the *live-work units* shall only be permitted on the first *storey* above *grade* and first *storey* below *grade*.
- (d) home/work uses shall be a permitted residential use *accessory* to a *dwelling unit* if:
- (i) only the residents of the *dwelling unit* work in the home/work use;
 - (ii) the work component of the home/work use is restricted to the following uses or classifications: office, workshop, studio, *personal grooming establishment*, or *tailoring shop*;
 - (iii) the maximum gross floor area being the aggregate of the area of each floor above and below *grade* for work purposes does not exceed the lesser of 30m² or 30% of *the residential gross floor area* of the *dwelling unit*;
 - (iv) there is no sale of goods from the *dwelling unit*; and
 - (v) there is no outside storage associated with the use.
- (e) the following non-residential uses are permitted:
- (i) *artist's or photographer's studio*;
 - (ii) *bake-shop*;
 - (iii) *branch of a bank or financial institution*;
 - (iv) *caterer's shop*;
 - (v) *clinic*;
 - (vi) *commercial school*;
 - (vii) *communications and broadcasting establishment*;
 - (viii) *community or social agency*;

- (ix) *courier service;*
 - (x) *custom workshop;*
 - (xi) *data processing establishment;*
 - (xii) *designer’s studio;*
 - (xiii) *duplicating shop;*
 - (xiv) *newsstand;*
 - (xv) *office;*
 - (xvi) *performing arts studio;*
 - (xvii) *personal grooming establishment;*
 - (xviii) *premises of a charitable institution or non-profit institution;*
 - (xix) *private art gallery;*
 - (xx) *public art gallery;*
 - (xxi) *publisher;*
 - (xxii) *retail store;*
 - (xxiii) *service, rental or repair shop;*
 - (xxiv) *showroom;*
 - (xxv) *software design and development establishment*
 - (xxvi) *tailoring shop;* and
 - (xxvii) *trade school.*
- (f) no portion of the *mixed-use building* shall have a *height* in metres greater than the *height* limits specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law, with exception of the following:
- (i) the maximum height for terraces and balcony guards, planters, railings, parapets, decorative screens, window washing equipment and ornamental architectural features shall be the sum of 1.5 metres and the applicable height limit shown on Map “2”; and

- (ii) the maximum height for an elevator shaft, chimney stack, stair tower, or other heating, cooling or ventilating equipment on the roof of the building, or a fence, wall, or structure enclosing such elements shall not exceed the applicable height limit shown on Map “2”.
- (g) no portion of the *mixed-use building* above *grade* shall be located otherwise than wholly within the areas delineated by heavy lines on Map “2”, attached to and forming part of this By-law, with the exception of the following:
- (i) cornices, light fixtures, awnings, ornamental elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps and underground garage ramps and associated structures;
 - (ii) balconies and canopies provided they extend no more than 1.8 metres beyond the areas delineated by heavy lines on Map “2” attached to and forming part of this By-law; and
 - (iii) the floor slab and balcony at the seventh *storey* may extend up to 2.5 metres eastward beyond the areas delineated by heavy lines on Map "2".
- (h) *parking spaces* are provided and maintained on the *lot*, at the following rates:
- | | | |
|-----|-----------------|----------------------|
| (i) | Bachelor Units | 0.3 spaces per unit |
| | 1-Bedroom Units | 0.7 spaces per unit |
| | 2-Bedroom Units | 1.0 spaces per unit |
| | 3-Bedroom Units | 1.2 spaces per unit |
| | Visitor Spaces | 0.12 spaces per unit |
- (ii) a minimum of 24 *parking spaces* shall be provided for the exclusive use of the non-residential uses;
 - (iii) the residential visitor parking spaces shall be shared by residential and non-residential visitors; and
 - (iv) a minimum of one *car-share parking space* shall be provided on the first parking level below *grade*.
- (i) a minimum of 166 *bicycle parking spaces* shall be provided and maintained on the *lot*, of which:

- (i) a total of 133 *bicycle parking spaces* shall be provided and maintained for the exclusive use of residents of the building, and shall be located on the parking levels below *grade* in the building; and
 - (ii) a total of 33 *bicycle parking spaces* shall be provided and maintained for the exclusive use of visitors, and shall be located at ground level and accessed via the building vestibule or lobby.
- (j) not less than 0.75 square metres of indoor *residential amenity space* per *dwelling unit* and not less than 1.45 square metres of outdoor *residential amenity space* per *dwelling unit* shall be provided and maintained on the *lot*.
- (i) The indoor and outdoor *residential amenity space* referenced in 2(j) shall be contiguous, and located on the first floor of the *mixed-use building*.
- (k) not less than 80% of the residential units will have a balcony and/or a terrace.

3. Pursuant to Section 37 of the Planning Act, the heights and density of the development contemplated by this By-law are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision by the Owner of the *lot*, of the following facilities, services and matters to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in Section 3(f) herein:

- (a) the amount of \$350,000 payable to the City of Toronto prior to the issuance of any above *grade* building permits for the development of the *lot*, the amount to be used for:
 - i) A cash contribution in the amount of \$75,000 for the undertaking and completion of the Queen Street East Heritage Conservation District Study;
 - ii) A cash contribution in the amount of \$75,000 for the development of the Joel Weeks Park;
 - iii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Jimmy Simpson Recreation Centre;
 - v) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Matty Eckler Community Centre;

- vi) A cash contribution in the amount of \$30,000 for the Chinese Archway Reserve Fund;
 - vii) A cash contribution in the amount of \$50,000 for public realm improvements, including decorative boulevard paving and lighting, in the Riverside District Business Improvement Area; and
 - viii) A cash contribution in the amount of \$40,000 for capital facilities improvements at the Ralph Thornton Community Centre.
- (b) The following matters are also to be secured in the Section 37 agreement:
- i) The existing 3 ½ storey non-residential building at 100 Broadview Avenue be preserved, maintained as non-residential, and incorporated into any development on the *lot*; and
 - ii) The provision of a one-year membership to the *car-sharing* program, which will operate in conjunction with the *car-share parking spaces* provided for on this site, at no cost to all initial purchasers of residential units in the development.
- (c) the incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The Owner shall include 1:50 scale drawings for the first to fourth storey portions of the Broadview Avenue elevations with building materials labeled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian.
- (d) the payments required in clause (a) herein shall increase in accordance with the increase in the Non-Residential Construction Price Index for the Toronto CMA, reported quarterly by Statistics Canada in Construction Price Statistics Publication No. 62-007-XPB, or its successor, calculated from the date of execution of the Section 37 Agreement or, if the site specific by-laws for the project are appealed to the Ontario Municipal Board, from the date of the Board order approving the by-laws, to the date of submission of the funds by the owner to the City.
- (e) the payments required in clause (a) herein shall be paid prior to the issuance of the first above *grade* building permit to permit construction of a building or a portion of a building on the *lot*.

- (f) the Owner of the lands enters into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required in Section 3(a), (b) and (c) herein and registers such agreement against title to the *lot* as a first charge, all to the satisfaction of the City Solicitor prior to this By-law coming into full force and effect.

4. For the purposes of this By-law:

- (a) “*car-share*” shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (b) “*car-share parking space*” shall mean a *parking space* that is reserved and actively used for *car-share* purposes;
- (c) “*grade*” shall mean 80.3 metres Canadian Geodetic Datum;
- (d) “*height*” shall mean the vertical distance between *grade* and the highest point of the building or structure on the *lot*;
- (e) “*live-work unit*” shall mean a *dwelling unit* which may be used for work purposes by the residents of the unit and which may also be used for work purposes by persons not residing in the unit; and
- (f) each other word or expression that is italicized shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.

5. Despite any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole *lot* as if no severance, partition or division occurred.

6. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

7. Within the lands shown on Map “1” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

