



408 - 55 St. Clair Avenue West  
Toronto, Ontario, M4V 2Y7  
Telephone: (416) 461-6100 x238  
Facsimile: (416) 461-2743

mmckay@stafford.ca  
www.stafford.ca

July 26, 2017

Mr. Joe Nanos  
Director, Community Planning  
City of Toronto – North York District  
North York Civic Centre  
5100 Yonge Street,  
North York, M2N 5V7

Attention: Mr. Al Rezoski, Manager, Community Planning  
Ms. Diane Silver, Planner, Community Planning

**Re: Final Submission Applications for Rezoning and Site Plan Approval  
1580 Avenue Road  
1580 Avenue Road Ltd.**

We are pleased to submit this Final package of materials in support of the Zoning By-law Amendment and Site Plan Control applications for the 7-storey mixed use development located at 1580 Avenue Road.

The documentation submitted is the product of several collaborative meetings with Planning, Urban Design, Transportation Services and Engineering. As such, we are targeting to have a positive Staff Report for Zoning approval at Community Council on October 17<sup>th</sup>, 2017 followed shortly thereafter by SPA approval.

A meeting was held on July 12<sup>th</sup> attended by the Councillor, Planning Staff and representatives of the applicant where Section 37 details were discussed and agreed upon and include upgrades to local parks and streetscape enhancements.

Further, this development will be a high-quality addition to the Avenue Road streetscape and will provide key community features which are identified in the Avenue Road Study and other City policies that will be beneficial to all members of the neighbourhood and include:

**An enhancement to the existing public laneway to the south of the site**

- Safe and attractive public amenity greenspace is proposed with new grading, landscaped design and seating along Avenue Rd that supports the mandate for more greenspaces in the community per the Avenue Road Study
- A formal connection is proposed with landscaping and stairs for pedestrians to move from Avenue Rd to the neighbourhood to the west
- The laneway design will remove an existing driveway on Avenue Rd which supports the Avenue Road Study Mandate

**Retaining and improving a well-used community retail (Beer Store) and supplying new high-end housing to the Community**

- The Development provides ample indoor and outdoor amenities
- High Quality design and materials are proposed for the building which will drastically enhance the existing condition and is the highest and best use for this property

**Road narrowing on Bedford Park**

- A road narrowing (Bump-out) design was discussed to slow traffic and enhance the streetscape with a wider boulevard for more landscaping and paving detail
- This feature will also provide better screening of the existing utility boxes at the corner
- The Bell boxes can be enhanced through a public art program in concert with the road upgrades
- The Bump out feature supports the 'Green Fingers' from the Avenue Road Study

**Internalizing services and parking in the building**

- All deliveries, service vehicles and parking related to the Beer Store will be internalized in the proposed building fostering a more quiet and aesthetically pleasing setting above grade for the community and residents

**Enhanced streetscape design on Avenue Rd**

- The existing sidewalk will be widened to 5m by removing the layby parking and new streetscape design for users will be provided including street trees, lighting, infrastructure for bikes, public furniture and paving design
- The design of the façade for the new Beer Store along Avenue Rd will provide interest, animation and passive surveillance on the street
- The proposed glass canopy along Avenue Road and Bedford Park will enhance pedestrian comfort by providing protection from the elements

We are proud to provide all the positive features this development will bring to the Avenue Road neighbourhood and the community at large.

**Proposal**

This development proposal seeks to permit the construction of a 36 unit, 8,600 square meter 7-storey residential building with a retail component at-grade. There is an agreement in place that Brewers Retail will be the tenant on the ground floor with frontage on Avenue Road. Brewers Retail has requirements for their daily operations and these have been accommodated in the building design including an increased ceiling height, an exclusive loading area, specific size of leasable area, and optimal frontage along Avenue Road.

This Final Re-submission is the product of many productive discussions and some additional studies to achieve a high quality, well-functioning building and site plan for future users and the surrounding community. The main building revisions in this Final submission includes the following:

- Reduced the number of residential units from the original proposal of 70 units to 36 units to reflect final sales count
- Reduced the total number of parking stalls from 108 spaces to 88 – It is noted that a new site specific maximum parking ratio of 1.8 stalls for 2 bedrooms, is provided in the draft zoning by-law. This reflects the unique character of this building and the realistic market demand for parking based on sale trends
- Modified the 7<sup>th</sup> storey on the Avenue Road frontage to step back 3.5m to provide no shadowing on the east sidewalk up to 3:18pm and provide a softer street frontage on Avenue Rd.
- Created a deeper planter by 1m with greater vegetation on the 3<sup>rd</sup> Storey south terrace to provide privacy screening for the residents to the south of the site in the 'Neighbourhoods' designated area

- Provided a road narrowing on Bedford Park Avenue at the intersection of Avenue Road to support the 'Green Fingers' mandate and 'set the stage' for further coordination and landscaping opportunities along the public ROW and screening/painting of the utility boxes
- Created an area for 10 bicycle parking spaces close to the condominium entrance on Bedford Park Avenue and a bicycle repair station
- Shifted the 2nd floor of the building by 0.4m along the Avenue Road frontage to allow for a 0.4m road widening
- Provided openings and glazing on the southern portion of the building and retail area adjacent to the public laneway to allow for better visibility and safety of the proposed parkette

Building components and streetscape design were discussed in order to enhance the benefits this development is providing. They include the refinement of the Bedford Park road narrowing and layby with Transportation Services, the 6<sup>th</sup>/7<sup>th</sup> floor stepback with Planning and Urban Design, the public laneway design area and interface with the building, the Avenue Road access driveway into the building and the 5m corner rounding at the southeast corner of Bedford Park Ave and Avenue Road. Supporting studies and professional letters are provided in this submission to help clarify and explain why certain features of the building are required for the viability and/or function of this project.

### **Required Approvals**

This proposal requires amendments to the Former City of North York Zoning By-law No. 7625 and to the City of Toronto By-Law No. 569-2013 to address a few minor incursions.

A Site Plan Control application is also required and considered concurrently.

### **Submission Package**

The requested 0.4m conveyance for the Avenue Road widening is referenced in the Preliminary site plan Notice of Approval Conditions. As part of our recent submission, we provided a draft reference plan dated Aug 22, 2016 that shows the lands to be conveyed and is delineated as 'Part 2'. A digital copy will be provided in this submission package. All plans illustrate the 0.4m conveyance area whereby the conveyance will be a post site plan approval condition with the actual conveyance made as a draft plan of condo application.

Further, a stamped Qualified Person Preliminary Statement Letter by EXP relating to the 0.4m conveyance and Reliance Letter, is provided in this package which identifies the environmental documentation that will be provided to the City's Peer Reviewer for the 0.4m road conveyance on Avenue Road which will occur after the zoning bylaw is approved.

The following materials have been included in this Final re-submission in support of the above-noted applications:

#### **Application Forms:**

- 1 x Cover Letter
- 1 x Resubmission Form
- 1 x Project Data Sheed
- 2 x Comment Summary Matrix

**Survey by Speight, Van Nostrand and Gibson LTD.:**

- "Plan of Survey" to illustrate R-plans for the public laneway and 0.4m conveyance on Avenue Rd. (Digital copy only)

**Planning and Urban Design by Bousfields Inc.:**

- 2 x "1580 Avenue Road Draft Zoning By-law Amendments & Addendum to Planning Rationale" Dated July 26, 2017
- 2 x Draft Zoning By-Law Amendment (569-2013) Dated July, 2017
- 2 x Draft Zoning By-Law Amendment (7625) Dated July, 2017

**Architectural by Page + Steel/IBI Group Architects:**

- 7 x Full-sized copies of (3 colour & 4 b/w prints):

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| ➤ "A0 - Context Plan"                    | ➤ "A15 – East Elevation"                                 |
| ➤ "A1 - Site Plan"                       | ➤ "A16 – East-West Section"                              |
| ➤ "A2 – Ground Floor Plan"               | ➤ "A17 – North-South Section"                            |
| ➤ "A2a – Garbage Room"                   | ➤ "A18 – Bedford Park Ave. View"                         |
| ➤ "A3 – P1 Parking Floor Plan"           | ➤ "A19 – Corner of Avenue Rd. & Bedford Park Ave."       |
| ➤ "A4 – P2 Parking Floor Plan"           | ➤ "A20 – Avenue Road View"                               |
| ➤ "A5 – P3 Parking Floor Plan"           | ➤ "A21 – Podium Elevation"                               |
| ➤ "A6 – 2 <sup>ND</sup> Floor Plan"      | ➤ "A21a - Podium Elevation Bedford Park Ave"             |
| ➤ "A7 – 3 <sup>RD</sup> Floor Plan"      | ➤ "A22 – Bird Friendly Diagram North & South Elevations" |
| ➤ "A8 – 4 <sup>TH</sup> Floor Plan"      | ➤ "A23 – Bird Friendly Diagram East & West Elevation"    |
| ➤ "A9 – 5 <sup>TH</sup> Floor Plan"      |  |
| ➤ "A10 – 6 <sup>th</sup> Floor Plan"     |  |
| ➤ "A11 – 7 <sup>TH</sup> Floor Plan"     |  |
| ➤ "A12 – South Elevation – Avenue RD."   |  |
| ➤ "A13 – North Elevation – Bedford Park" |  |
| ➤ "A14 – West Elevation"                 |  |

- 7 x 11x17 copies of "1580 Avenue Road Shadow Studies" Dated July 20, 2017
- 1 Sample Board to be delivered to Planning shortly after this submission

**Civil by Counterpoint Engineering:**

- 2 x 3<sup>rd</sup> Submission Engineering Design Response Letter, Dated July 24, 2017
- 2 x "Site Servicing Assessment & Storm Water Management Report", Dated July 24<sup>th</sup>, 2017
- 7 x Full-sized copies of "1580 Avenue Road Grading Plan" Dated July 24<sup>th</sup>, 2017
- 7 x Full-sized copies of "1580 Avenue Road Servicing Plan" Dated July 24<sup>th</sup>, 2017
- 7 x Full-sized copies of "1580 Avenue Road Servicing Cross Sections" Dated July 24<sup>th</sup>, 2017

**Transportation by BA Group:**

- 2 x "Addendum Report" Dated July 24, 2017
- 2 x "Addendum Report" Dated April 25, 2017
- 2 x "Collection Vehicle Loading" Letter by Jablonsky, Ast and Partners, Dated July 20, 2017
- 2 x Email from the Beer Store re. Truck Size Dated July 26, 2017

**Landscape by MEP Design:**

- 2 x Updated Landscape Cost Estimate, Dated July 20, 2017
- 2 x Laneway Landscape Cost Estimate, Dated July 20, 2017
- 2 x Arborist and Tree Preservation Report, Dated July 21, 2017
- 7 x Full-sized copies of "L-00 – Title Page" Dated July 20, 2017
- 7 x Full-sized copies of "L-01 – Proposed Landscape Layout and Outdoor Amenity" Dated July 20, 2017
- 7 x Full-sized copies of "L-02 – Proposed Roof Plan and Detail" Dated July 20, 2017

- 7 x Full-sized copies of "L-03 – Landscape & Streetscape Details" Dated July 20, 2017
- 7 x Full-sized copies of "L-04 – Streetscape Details" Dated July 20, 2017
- 7 x Full-sized copies of "TS-01 – Existing Tree Survey, Preservation Plan & Details" Dated December 23, 2017

**Energy Efficiency and Toronto Green Standards by Provident Energy Management:**

- 2 x "Toronto Green Standard Version 2.0 Checklist" Dated July, 2017
- 2 x "Green Roof Statistics" Dated, July, 2017
- 2 x "Toronto Green Standard Version 2.0 Statistics Template" Dated, July, 2017

**Hydrogeological Report by EXP:**

- 2 x "Hydrogeological Investigation, 1580 Avenue Road" Dated October 13, 2016 (stamped)

**Photometric Plan by Smith + Anderson**

- 7 x "1580 Avenue Road – SPA Lighting Calcs R1" Dated July 26, 2017

**1 x DVD-RW with PDFs of all the plans and reports listed above**

The updated materials in this Final re-submission reflects the constructive comments provided by City Staff, the Community, and the Councillor's Office.

We look forward to finalizing the zoning amendment and site plan applications in the Fall of 2017 and moving forward with this exciting project.

Please do not hesitate to contact me, Melissa, at 416-461-6100 ext. 238, if you have any questions.

Yours very truly,

Per:

**1580 Avenue Road Ltd.  
c/o Stafford Developments Inc.**



Guy D'Onofrio  
Senior Vice President  
Stafford Developments Inc.



Melissa McKay  
Director, Planning and Land Development  
Stafford Developments Inc.

cc: Councillor Carmichael Greb (Full Submission package sent via mail)