

2016 MAY 10 AM 11 05  
CITY CLERK'S OFFICE

Attn: Ellen Devlin, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor West, Toronto ON M5H 2N2

**Comments for distribution to Councillors of the Toronto and East York Community Council**

TEYCC Meeting: May 10, 2016

**RE: Agenda item TE 16.5**

**Final Report - Broadview Avenue Planning Study - City-Initiated Official Plan Amendment, Urban Design Guidelines and Heritage Inventory**

Dear Councillors,

Playter Area Residents Association (PARA) thanks Planning Staff and Councillor Mary Fragedakis and her staff for their work on the Broadview Avenue Planning Study (BAPS). We think in general the BAPS documents reflect our community's views. PARA has been actively involved in all the community consultation meetings as well as having SAC representation.

PARA has met with and is in full accordance with the Helliwell Place Residents' Association's (HPRA) May 9th letter, which includes a request for changes to the Official Plan Amendment No.343/ Site and Area Specific Policies No.509 (OPA/SASP) and the Urban Design Guidelines (UDG).

PARA fully supports the points and amendments raised by HPRA in their letter, including:

- There should be no ambiguity as to heights in either the OPA/SASP and UDG. Anywhere "mid-rise" is used, it should reference the agreed upon maximum height of 6 storeys (or 20 m) for the entire Study Area. Further, the sole exception is "modified mid-rise", which needs to be clearly defined, especially in terms of maximum height and specific locations as identified through the study (i.e. 1015 and 1099 Broadview Ave, both over 5000 m2, up to a maximum height of 7-8 storeys, 23-26 m, if all planning criteria are met);
- In the OPA/SASP, the statement that "No new tall buildings are permitted" should be included. This understanding should be also fully reflected in the UDG.
- In the OPA/SASP, a statement, which calls for *Neighbourhood* protection policies set out in Official Plan Chapter 4 to be respected, should be included.
- In both documents, site 958 Broadview Avenue (which includes the historic 19<sup>th</sup> c. Chester School) should be included in only Character Area A, given many planning reasons, among them its connection to the historic Chester Village as well its existing built form (3 storeys), physical characteristics (brick), and land use (mixed; not residential). Including it in Character Area C (predominantly tall apartment buildings reflective of 'bad' planning) does not make planning sense and further makes it vulnerable to arguments of either exception or likeness to sites in Character Area C;

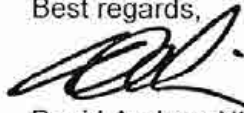
In addition, under item 5 Site Specific Development Policies re: 958 Broadview Avenue (Estonian House), I would ask Council that the Amendment be changed to remove ambiguity about the character zone for this property. The Amendment should read "The property located at 958 Broadview Avenue is part of Character Zone A." Map 1 clearly shows 958 Broadview within Character Area A. Attachment 3 shows the current zoning as CR 2.7, aligning it with the other properties in Character area A. It is not zoned RA as the Character Area C properties are. The current height zoning under Zoning By-Law No. 569-2013 (attachment 5) is 10.5, again in keeping with Character Zone A. The property was formally the Chester Public School, a landmark property with significance to the former village of Character Zone A. The public consistently identified the property with Character Area A. The ambiguity about the appropriate character zone in the Design Guidelines should not be perpetuated in the Amendment to the Official Plan.

To be clear, the Stakeholder Advisory Committee (SAC) did NOT endorse this current ambiguity and in fact was unanimous in its desire that 958 Broadview Ave. be placed in Character Zone A exclusively. The decision to include 958 Broadview in both character zones was a decision made by city staff against the wishes of the SAC.

I would also ask that article 5.3 be amended to acknowledge "958 Broadview Avenue has associative and contextual heritage value as it is historically linked with the Village of Chester/Doncaster built in 1809-91. It was listed on the Toronto Heritage Register in 2006 in recognition that it is a significant built heritage resource. The heritage attributes include but are not limited to the retained exterior features of the Chester Public School."

In addition, to enhance current findings, we also request a separate full Transportation and Parking study be carried out in the study area, as the current analysis does not address the evolving demographics and uses in our area.

Best regards,



David Andrew Nicholson  
President, Playter Area Residents Association

Cc: Councillor Mary Fragedakis, Gregg Lintern, Kyle Knoeck, Francis Kwashie, Mary MacDonald

11 Browning Avenue  
Toronto, ON M4K 1V6  
May 5, 2016

REC-113  
CITY OF TORONTO  
SECRETARY  
2016 MAY 9 AM 9 08

Dear Members of East York Community Council:

I am the Browning Avenue member of the Stakeholder Advisory Committee (SAC) for the Broadview Avenue Planning Study (BAPS). Anne Ellis was my alternate on the SAC and, because of time conflicts that I had throughout the course of the BAPS, she attended more meetings than I did.

I have read Anne's letter dated May 2, 2016, and I wholeheartedly agree with her, as follows:

1. Much of the BAPS does reflect fairly community input.
2. The Estonian House property at 958 Broadview Avenue should be solely in Character Zone A. This has been the community's position throughout. At the very least our opposition should be noted on the document.
3. The traffic and parking studies were inadequate. No fact-based plans were offered for either parking or traffic in the BAPS. Council should set a higher standard for traffic and parking issues by requiring the BAPS to conduct more comprehensive and realistic studies, that include the abutting neighbourhood parking and traffic issues.

Thank you for your attention to these outstanding areas of community concern.

Yours truly,

Stephen Ginsberg

Liz Lundell  
54 Playter Boulevard  
Toronto, ON M4K 2W3

RECEIVED  
CITY CLERK  
SECRETARY

May 9, 2016

2016 MAY 9 PM 1:50

City Clerk, Attention: Ellen Devlin, Administrator  
Toronto and East York Community Council  
100 Queen Street West, 2<sup>nd</sup> Floor West,  
Toronto, ON M5H 2N2  
By email: [teycc@toronto.ca](mailto:teycc@toronto.ca)

**Re: City-Initiated Official Plan Amendment Application No. 14 134157 STE 29 OZ, Official Plan Amendment for the Broadview Avenue Planning Study, Tuesday May 10, 2016**

Please accept this letter regarding the above application to be considered at the Toronto and East York Community Council on May 10. I am a resident in an adjacent neighbourhood and, having attended many of the public meetings, in general I welcome the recommendations contained in the proposed Amendment and Urban Design Guidelines. There are two changes I would respectfully request be considered:

1. Under **item 5 Site Specific Development Policies re: 958 Broadview Avenue (Estonian House)**, I would request that the Amendment be changed to remove ambiguity about the character zone for this property revising it to read: **"The property located at 958 Broadview Avenue is part of Character Zone A."** Map 1 Character Areas in the Study Area clearly shows 958 Broadview within Character Area A. Attachment 3 shows the current zoning as CR 2.7, aligning it with the other properties in Character Area A. It is not zoned RA as are the Character Area C properties. The current height zoning under Zoning By-Law No. 569-2013 (Attachment 5) is 10.5, again in keeping with Character Zone A. The property was formally the Chester Public School, a landmark property with significance to the former village of Character Zone A. The public at community consultations consistently identified the property with Character Area A. The ambiguity about the character zone in the Design Guidelines should not be perpetuated in the Amendment to the Official Plan. Clearly identifying this property in Character Zone A will provide greater protection and respect for heritage and adjacent Neighbourhoods.

2. I would also ask that **clause 5.3 be enhanced to acknowledge the heritage significance** of 958 Broadview Avenue. Using some of the language from the Heritage Register would be helpful such as: "958 Broadview Avenue has associative and contextual heritage value as it is historically linked with the Village of Chester/Doncaster. It was listed on the Toronto Heritage Register in 2006 in recognition that it is a significant built heritage resource. The heritage attributes include but are not limited to the retained exterior features of the Chester Public School, built in 1890-91."

I thank the Toronto East York Community Council for its consideration. Please accept this letter as a written request to be notified of the adoption or refusal of the proposed Official Plan Amendment.

Sincerely,  
Liz Lundell

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CITY CLERK'S OFFICE  
SECRET  
2016 MAY 10 10 11 25

**From:** VINCENT CREES  
**To:** Toronto East York Community Council  
**Cc:** Councillor Fragedakis  
**Subject:** Comments for Distribution - Item TE 16.5 Broadview Avenue Study Final Report  
**Date:** Monday, May 9, 2016 10:03:18 PM

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Attention Ellen Devlin, Administrator  
Item TE 16.5 Final reports BAPS  
City initiated Official Plan Amendment  
Urban Design and Guidelines and Heritage Inventory  
TEYCC meeting Tuesday, May 10, 2016

Dear Ms. Devlin,

I am submitting comments for distribution to Toronto and East York Community Council.

For almost fifty years my husband and I lived in Ottawa in a forested area included in the greenbelt area. We decided to leave our wonderful community and move to Toronto to be near our children, both residents of Toronto. Looking for a condo was an arduous task but we finally decided to make our new home at 980 Broadview Ave. Since that purchase two years ago we've never regretted that decision. Shortly after moving here we attended the first meeting of the BAPS study and have been involved with those meetings and the group at 980 Broadview, intent on ending up with the best solutions for the study area. We've grown to feel very involved in this, our new community.

Both Councillor Fragedakis and the city planning committee have worked diligently to come up with the best ideas for the Broadview Avenue community and we are thankful for their thoughtful, hard work.

However, looking over the final study there are some areas where interpreting the actual meaning of some terms is problematic. For example, the meaning of mid-rise buildings and their actual height could be easily misinterpreted. Could the planning group please have another look and correct the possibility of leaving some mid-rise heights open to different interpretations? Completing this task could have serious consequences for new buildings, and save money as city lawyers wouldn't have to be involved in disputes over interpretations such as height restrictions with developers intent on getting the most bang for their buck.

The building at 958 Broadview is problematic as it has caused a problem for the planners who can't decide if it should be in Zone A or C. Permission to build 980 Broadview and the two apartment buildings to the north were built some 40 years ago, and were a mistake then. Let's not compound that error by offering the same highrise considerations to ANY new buildings in the study area. A six storey height limit seems quite reasonable for Broadview Ave so let's respect that and clear up any misconceptions for future builders now.

I was surprised that there was to be another pedestrian crossing at the north end of Chester Hill Street and Broadview Ave. This surprise would be nice, but in a time of restraint, perhaps getting a heritage designation for Chester Hill School might be a more appropriate use of the cost of the light installation.

Thank you,

Evelyn Crees

Unit 207, 980 Broadview Ave.

Toronto, ON M4K 3Y1

[Amendment continued from above]

(b) Provide stepbacks within a 45 degree angular plane above the heights shown in the table below measured from the front property line. Neighbourhood protection policies set out in Chapter 4 to be respected.

Character Areas <u>or any combinations thereof</u> [Comment: eliminate unintended potential consequence of 958 Broadview Avenue being excluded from said criteria given currently this site is in both Character Areas A and C.]	Maximum Building Height (excluding mechanical penthouse)	Height at which the building stepbacks occur (applies to facades on Broadview Avenue and any flanking street). <u>Neighbourhood protection policies set out in Chapter 4 to be respected.</u>
A	6 storeys - <u>up to 20 metres</u>	5 storeys
B	5 storeys - <u>up to 17 metres</u>	4 storeys
C	6 storeys - <u>up to 20 metres</u>	5 storeys
D	6 storeys - <u>up to 20 metres</u>	5 storeys

**5. Site-Specific Development Policies**  
**958 Broadview Avenue (Estonian House)**

**Current:** The property located at 958 Broadview Avenue is part of Character Area A and Character Area C. The property may accommodate new development in mid-rise and low-rise form. New development will:

- 5.1. Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south.
- 5.2. Provide front yard setbacks which are consistent with the adjacent front yard building setbacks.
- 5.3. Conserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School.
- 5.4 Avoid undue negative impact on the rear yard amenity of properties in adjacent *Neighbourhoods*. [Page 5]
- 5.5 Maintain an appropriate mix of uses where possible to enable accommodation of a multi-purpose non-profit community facility.

**Amendment:** The property located at 958 Broadview Avenue is part of Character Area A and Character Area C.

[Comment: We respectfully request that this site be included in Character Area A only, and amend wording and maps accordingly. This property is now included in two very different Character Areas (A - predominantly low-rise historic Chester Village, and C - predominantly tall apartment buildings reflective of 'bad' planning). This site should be included in the more appropriate Character Area A, given many

planning reasons, among them its adjacency to 2 storey houses to the south and adjacency to a Neighbourhood, connection to the historic Chester Village as well its existing built form (3 storeys), physical characteristics (brick), and land use (mixed; not residential). Including it in Character Area C is not appropriate and further is problematic by its vulnerability to arguments of either exception or likeness to sites in Character Area C.]

The property may accommodate new development but only in mid-rise and low-rise form. In addition to meeting the policies of the Official Plan and the other policies of the Site and Area Specific Policy No [509] new development will:

- 5.1. Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south, in compliance with Section 4 above.
- 5.2. Provide front yard setbacks which are consistent with the adjacent front yard building setbacks but in any event, at least 10 metres from the street curb.
- 5.3. Preserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School.
- 5.4 Not negatively impact the rear yard amenity of adjacent properties, including *Neighbourhoods*.
- 5.5 Maintain an appropriate mix of uses where possible to enable accommodation of a multi-purpose non-profit community facility.

*[Comment: Is it appropriate to mandate specific usage/financial organizational goals re: private property? Please amend accordingly.]*

#### 1015 Broadview Avenue and 1099 Broadview Avenue

**Current:**

5.6. The properties at 1015 Broadview Avenue and 1099 Broadview Avenue may accommodate new development in mid-rise and low-rise form with retail uses encouraged on the ground floor.

**Amendment:**

5.6. The properties at 1015 Broadview Avenue and 1099 Broadview Avenue may accommodate new development only in mid-rise and low-rise form with retail uses encouraged on the ground floor, in compliance with Section 4 above.

#### 6. Urban Design Guidelines

**Current: 6.1**

b. supplement the Avenues and Mid-Rise Building Study;

**Amendment:**

b. supplement and build upon the Avenues and Mid-Rise Building Study;

*[Comment: new paragraph at end of list]*

**Amendment:** The built form guidelines for each Character Area highlight the recommendations that differ from the city-wide Mid-rise Guidelines. In these cases, the built form guidelines specified in each Character Area prevail over the city-wide Mid-rise performance standards.

## Appendix B: Amendments to Urban Design Guidelines [Attachment 8]

General comment: All retained amendments to text underlined. Comments on specific issues in italic.

[page 3]

### Guidelines

**Current:** The guidelines and standards reflect the five character areas as well as the area's natural and cultural heritage.

**Amendment:** The guidelines and standards reflect all the lots in the Broadview Avenue Planning Study as well as the area's natural and cultural heritage.

*[Comment: For all inclusiveness, as 958 Broadview Avenue requested to be exempted from the BAPS. Applies throughout all documents.]*

### Built Form

**Current:** Mid-rise built form is appropriate for all parts of the Study Area, with the exception of the areas designated as Neighbourhoods.

**Amendment:** Mid-rise built form, to a maximum height of 6 storeys or 20 m, is appropriate for all parts of the Study Area, with the exception of the areas designated as Neighbourhoods.

*[Comment: Applies throughout all documents.]*

#### Current:

Tall buildings are not appropriate in the Study Area.

**Amendment:** Tall buildings are not permitted in the Study Area.

*[Comment: Applies throughout all documents.]*

### Height

**Current:** Mid-rise buildings will be limited to a height up to 20 m. That height may be further limited by angular planes (reflecting lot depth). The study recognizes that on large sites, buildings taller than the existing right-of-way may be appropriate provided certain conditions are addressed.

**Amendment:** Mid-rise buildings will be limited to a height up to 20 m. That height may be further limited by angular planes (reflecting lot depth). The study recognizes that on the only two large sites over 5,000 m<sup>2</sup>, both of which are in Character Area D, buildings taller than the existing right-of-way may be appropriate to a maximum of 7 or 8 storeys (23 or 26 m) provided certain conditions are addressed.

[page 16]

## 3. Existing Conditions

### 3.1 Character-Defining Elements

**Current:** Situated on the west side of the Don River Valley, Broadview Avenue is a transportation spine, running diagonally from Danforth Avenue to O'Connor Drive.



**Amendment:** Situated on the east side of the Don River Valley, Broadview Avenue is a transportation spine, running diagonally from Danforth Avenue to O'Connor Drive.

[page 25]

#### **5. Maintain a Varied Built Form Character**

**Current:** Principle: Redevelopment should include a mix of residential, commercial and institutional uses at various scales, with mid-rise buildings and modified mid-rise buildings, as well as low scale buildings. Mid-rise buildings are anticipated as the dominant building type for infill development, in keeping with the recommendations of the Avenues and Mid-rise Buildings Study. However, modified mid-rise which may result in shorter or taller buildings may be appropriate on certain sites and townhouses may provide a transition to adjacent neighbourhoods.

**Amendment:** Principle: Redevelopment should include a mix of residential, commercial and institutional uses at various scales, with mid-rise buildings and modified mid-rise buildings no higher than 5 storeys or 17 m, as well as low scale buildings.

Mid-rise buildings up to a maximum height of 6 storeys or 20 m are anticipated as the dominant building type for infill development. However, mid-rise which may result in shorter or taller buildings may be appropriate on specific sites in Character Area B and Character Area D respectively, and townhouses may provide a transition to adjacent neighbourhoods.

[page 32]

#### **4.2.3 Views and Viewpoints**

**Current:** 3. Rear of northeast corner of Broadview Ave. and Pottery Rd.

**Amendment:** 3. Rear of southwest corner of Broadview Ave. and Pottery Rd.

[page 34]

**Current:** These guidelines put forward mid-rise buildings as an appropriate typology for incremental intensification along Broadview.

**Amendment:** These guidelines put forward mid-rise buildings, up to 6 storeys or 20m, as an appropriate typology for incremental intensification along Broadview.

[page 35]

#### **The Estonian House (958 Broadview Avenue)**

##### **Current:**

Due to this site's unique conditions and dimensions, the Estonian House has been identified as being part of Character Area A and Character Area C. A more thorough review and community consultation is needed if a development application comes forward. Nonetheless, as part of the Broadview Avenue Study, a set of development principles have been identified by city staff

through the community consultation process. These principles require any proposed new development on the site to address the following aspects:

- Conservation of the heritage building and respecting existing heritage features and attributes
- Appropriate built form transition towards the adjacent *Neighbourhoods* area
- Adequate separation distances from adjacent properties
- Sensitivity to adjacent valleys and ravines by providing the required setbacks from TRCA top-of-bank lines
- Regard for existing context by continuing the expansive front yard landscaping in this segment of Broadview
- Explore potential of the property to serve as a cultural hub for the community

**Amendment: 958 Broadview Avenue (The Estonian House)**

*[Comment: Shouldn't this property be treated similar to other properties? i.e. by street address]*

*[Comment: We respectfully request that this site be included in Character Area A only, and request you amend wording and maps accordingly. See Appendix A, Section 5. Applies throughout documents.]*

958 Broadview Avenue has been identified as being part of Character Area A and Character Area C as it shares characteristics of both Character Areas. As part of the Broadview Avenue Study, a set of development principles have been identified by city staff through the community consultation process. These principles require any proposed new development on the site to respect the following aspects:

- Preservation of the heritage building required and respect existing heritage features and attributes
- Appropriate built form transition towards the adjacent *Neighbourhoods* area
- Maximum height in compliance with Appendix B (Summary of Built Form Recommendations), 6 storeys or 20 m.
- Adequate separation distances from adjacent properties
- Sensitivity to adjacent valleys and ravines by providing the required setbacks from TRCA top-of-bank lines i.e. 10 m rear yard building setback
- Regard for existing context by continuing the expansive front yard landscaping in this segment of Broadview, but in any event, at least 10 m from the street curb.
- Explore potential of the property to serve as a cultural hub for the community

*[Comment: Is it appropriate to suggest specific use for private property? Please delete/amend accordingly.]*

- Vertical additions on existing heritage building will stepback above the existing building to respect existing scale
- Side yard setbacks subject to the existing exterior walls of the heritage building
- Additional massing should not create any visual impact from Broadview Avenue and will have regard for the narrative vision of the Broadview Study

*[Comment: Above 3 points from the final BAPS Community Meeting Presentation 'Development Principles']*

[page 36]

#### 4.3.3 Built form Guidelines For character Areas

##### Character Area A

**Current:**

Character Area A comprises lots on both sides of Broadview Avenue from Danforth Avenue to approximately a few lots north of Chester Hill Road to the west and to a few lots south of Browning Avenue to the east.

**Amendment:**

Character Area A comprises lots on both sides of Broadview Avenue from Danforth Avenue up to and including 958 Broadview Avenue (Estonian House, currently in both Character Area A and Character Area C) to the west and to a few lots south of Browning Avenue to the east.

[page 37]

##### Setback from the Street

**Current:** In corner lots, especially at key intersections such as Broadview/Pretoria and Broadview/Browning, the building should setback to provide a minimum dimension of 6 metres between the curb edge and the front building face to accommodate patios and seating areas.

**Amendment:** In corner lots, especially at key intersections such as Broadview/Pretoria, Broadview/Browning, and Broadview/Chester Hill, the building should setback to provide a minimum dimension of 6 metres between the curb edge and the front building face to accommodate patios and seating areas.

[page 38]

##### Character Area B

**Current:** Character Area B includes lots on the east side of Broadview Avenue, approximately from Browning Avenue to Mortimer Avenue.

**Amendment:** Character Area B includes lots on the east side of Broadview Avenue, a few lots south from Browning Avenue to a few lots north of Mortimer Avenue.

[page 40]

##### Character Area C

*[Comment: The boundaries of Character Area C were shown and discussed at the Community Consultation Meetings. The south boundary should be corrected to reflect the community's understanding].*

**Left Photo Image Amendment:** Left photo image contains wrong south boundary of Character Area C. The photo should be edited and show the south boundary starting and including 958 Broadview Avenue (The Estonian House - currently in both Character Areas A and C).

##### Left Photo Image Caption

**Current:** West of Broadview Avenue, from Chester Hill Road to Pottery Road.

**Amendment:** West of Broadview Avenue, from and including 958 Broadview Avenue (Estonian House, currently in both Character Area A and Character Area C) north to Pottery Road.

**Current:** Character Area C is located on the West side of Broadview Avenue where tall apartment buildings dominate the landscape. This area extends from Chester Hill Road to Hillside Drive. The majority of the lots are deep and have wide frontages, generally with expansive front yard landscaping. Buildings in this area back directly into the Don Valley, which is regulated by Toronto and Region Conservation Authority (TRCA), Ravine and Natural Feature Protection, and Parks, Forestry and Recreation (PFR). Because of this location, views towards the Don Valley are a unique character feature and precious asset of Character Area C.

**Amendment:** Character Area C is located on the West side of Broadview Avenue where tall apartment buildings dominate the landscape. This area extends from and including 958 Broadview Avenue (Estonian House, currently in both Character Area A and Character Area C,) north to Hillside Drive. The majority of the lots are deep and have wide frontages, generally with expansive front yard landscaping. Buildings in this area back directly into the Don Valley, which is regulated by Toronto and Region Conservation Authority (TRCA), Ravine and Natural Feature Protection, and Parks, Forestry and Recreation (PFR). Because of this location, views towards the Don Valley are a celebrated character feature and precious asset of Character Area C.

**Current:** The development lots in this area are not dimensioned to accommodate additional tall buildings. However, this character area has infill development potential for mid-rise or modified mid-rise buildings.

**Amendment:** The development lots in this area are not dimensioned to accommodate additional tall buildings. New tall buildings have been deemed inappropriate for the study area and are not permitted. However, this character area has infill development potential for mid-rise ~~or modified mid-rise~~ buildings no higher than 6 storeys (or 20 m).

*[Comment: From the community engagement process, the community categorically rejected "modified mid-rise" options higher than 6 storeys (20 m)]*

### Maximum Building Height

**Current:** The maximum height of the buildings will be 20 metres or 6 storeys. This height should only be achieved if the dimensions of the lot allows sufficient room to meet the required setbacks, angular planes and view protection policies. †

#### 4.2.3 Views and Viewpoints

*[Comment: View protection policies should be defined.]*

### Appendix C: Comments on the Final Staff Report

- Mid-rise and modified mid-rise language creates ambiguity as to maximum heights in the study area differing from the agreed upon maximum 6 storeys (20 m) (see Final Staff Report Summary p.2, Built Form p10).
- Feedback from the Community Consultation Meetings as reported in the Final Staff Report lacks 2 key inputs (see Community Consultation p.7), whereby:
  - Most participants asked for 958 Broadview Avenue (Estonian House / 19th c. historic Chester Public School) to be included in Character Area A (mostly low-rise mixed use lots), not C (predominantly tall residential buildings)
  - Most participants were opposed to the inclusion of the category “modified mid-rise” higher than 6 storeys (20 m).

IN THE MATTER OF Section 17 of the *Planning Act*, and its regulations

- and -

IN THE MATTER OF the City of Toronto respecting

City-Initiated Official Plan Amendment  
Application No. 14 134157 STE 29 OZ  
Applicant: City of Toronto  
Location of Application: Properties fronting on Broadview Avenue between  
Danforth Avenue and O'Connor Drive

**AFFIDAVIT**

I, Ellen Devlin, of the City of Toronto, in the Province of Ontario, DECLARE THAT:

1. I am the Administrator of the Toronto and East York Community Council for the City of Toronto, and have knowledge of these matters.
2. On May 10, 2016, a Public Meeting was held by the City of Toronto, required under Section 17 of the *Planning Act*, regarding this matter, which I did personally attend.
3. Attached and marked Exhibit "A" to this affidavit, is a copy of a complete list of all persons and public bodies that made oral submissions at the Public Meeting of the Toronto and East York Community Council held on May 10, 2016, regarding this matter.

SWORN BEFORE ME at the )  
City of Toronto, in the Province of )  
Ontario, this 18<sup>th</sup> day of July, 2016 )

  
\_\_\_\_\_  
Ellen Devlin

  
A Commissioner etc.

Helen Louise Smith,  
a Commissioner, etc., City of Toronto,  
for the City of Toronto.  
Expires May 3, 2019.

IT



## Speakers List

### Toronto and East York Community Council

<b>Meeting No.</b>	16	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Tuesday, May 10, 2016	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 1, City Hall	<b>Chair</b>	Councillor Mike Layton

TE16.5	ACTION	10:00 AM		Ward:29
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#### Final Report - Broadview Avenue Planning Study - City-Initiated Official Plan Amendment, Urban Design Guidelines and Heritage Inventory

#### Speakers

Chris Williams, 65 Cambridge Avenue, Toronto, Ontario 416-465-2717 -  
chris\_williams65@icloud.com

David Frisch, 15 Nealon Avenue, Toronto, Ontario M4K 1Y8 - david.frisch56@gmail.com

Magda Wesolkowska, Helliwell Place Residents' Association, 980 Broadview Avenue, Unit 2208, Toronto, Ontario - mwesolkowska@gmail.com

Authority: Toronto and East York Community Council Item TE16.5, adopted as amended, by City of Toronto Council on June 7, 8 and 9, 2016

**CITY OF TORONTO**

**BY-LAW No. 555-2016**

**To adopt Amendment No. 343 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2016 as 80-90 Danforth Avenue, 778-1276 and 769-1227 Broadview Avenue, inclusive.**

Whereas authority is given to Council under 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 enacts:

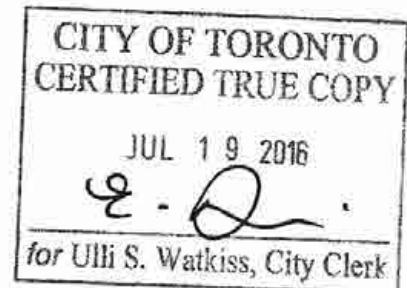
- 1. The attached Amendment No. 343 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on June 9, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





**AMENDMENT NO. 343 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 80-90 DANFORTH AVENUE, 778-1276 AND 769-1227 BROADVIEW AVENUE, INCLUSIVE**

The Official Plan of the City of Toronto is amended as follows:

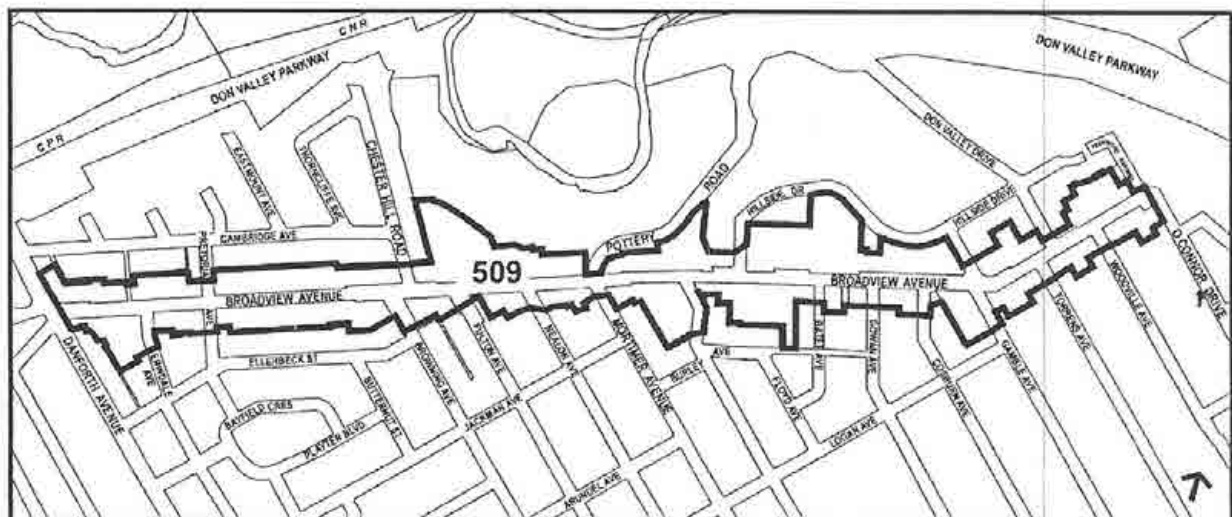
1. Amendment to Map 7A - Identified Views from the Public Realm
  - 5.5. In addition to the areas identified on Official Plan Map 7A - Identified Views from the Public Realm - the following will be added:

Important Natural Features

<u>View to</u>	<u>From</u>
a. C.10 The Don Valley	Intersection of Pottery Road/Mortimer Avenue and Broadview Avenue

2. Amendment to redesignate the City-owned property on the southwest corner of Broadview Avenue and Gamble Avenue from *Neighbourhoods* to *Parks and Open Space Areas - Parks*.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 509 for the lands known municipally in 2015 as 80-90, inclusive, Danforth Avenue, 778-1276, inclusive, and 769-1277, inclusive, Broadview Avenue, as follows:

**509.** Broadview Avenue between Danforth Avenue and O'Connor Drive



**1. Purpose**

- 1.1 This Site and Area Specific Policy is intended to guide and manage moderate incremental development on Broadview Avenue, between Danforth Avenue and O'Connor Drive; complement, build upon, and strengthen the physical character of the area as a whole and within each of its five character areas; conserve and reinforce the area's natural and cultural heritage; and ensure compatibility between existing and future development.

Map 1 identifies the five Character Areas.

**2. Planned Character and Public Realm**

- 2.1 The planned character of the Broadview Avenue will express the street's historical and physical relationship with the Don Valley. The street will be greened through improvements to and expansion of the public realm and setbacks and tree planting achieved by way of new development. The planned character will build upon existing building elements that include brick cladding, punched windows, vertical and horizontal articulation of building facades, pronounced storefronts, and vertical rhythm. Mid-rise infill development will provide cohesion to the massing and scale of built form.
- 2.2 The existing public and private spaces on Broadview Avenue and views into the Don Valley will be preserved and improved; and new open spaces that are accessible to the public will be created.
- 2.3 The corners of Pottery Road and Broadview Avenue will provide a landscape gateway connecting Broadview Avenue to the Don Valley ravine with planted features, native species, include commemorative heritage signage and/or public art installations.

**3. Development Criteria - Entire Study Area**

In addition to other applicable development criteria of this plan, all new development in *Mixed Use Areas* along Broadview Avenue will:

- 3.1 Improve boulevard conditions with appropriate setbacks, tree planting, seating areas, reorganization of street furniture, pavement treatments while complementing the area's heritage character;
- 3.2 Include building articulation, windows and entrances that are generally consistent with the prevailing building characteristics;
- 3.3 Include building materials that are complementary to the materials used on existing buildings along Broadview Avenue; and

- 3.4 Have a ground floor height that generally matches existing commercial ground floor heights in the area to reinforce the existing horizontal articulation of building façades.
4. Development that exceeds the permitted height in the Zoning By-law is only appropriate on lots within Character Areas A, B, C, and D that have sufficient width, depth and appropriate access for parking and servicing. Such development proposals will demonstrate that the site can accommodate the proposal and will be reviewed through a Zoning By-law Amendment or Minor Variance process, as applicable. Such development will:
- Have the maximum building heights shown in the table below; and
  - Provide stepbacks within a 45 degree angular plane above the heights shown in the table below measured from the front property line.

Character Areas	Maximum Building Height (excluding mechanical penthouse)	Height at which the building stepbacks occur (applies to façades on Broadview Avenue and any flanking street)
A	6 storeys	5 storeys
B	5 storeys	4 storeys
C	6 storeys	5 storeys
D	6 storeys	5 storeys

## 5. Site-Specific Development Policies

### 958 Broadview Avenue (Estonian House)

The property located at 958 Broadview Avenue is part of Character Area A and Character Area C. The property may accommodate new development in mid-rise and low-rise form. New development will:

- Provide a built form transition between the tall buildings to the north and single-family houses (*Neighbourhoods*) to the south;
- Provide front yard setbacks which are consistent with the adjacent front yard building setbacks;
- Conserve the integrity of the property's cultural heritage values and attributes, including the 19th century Chester Public School;
- Avoid negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*;

- 5.5 Maintain an appropriate mix of uses where possible to enable accommodation of a multi-purpose non-profit community facility;

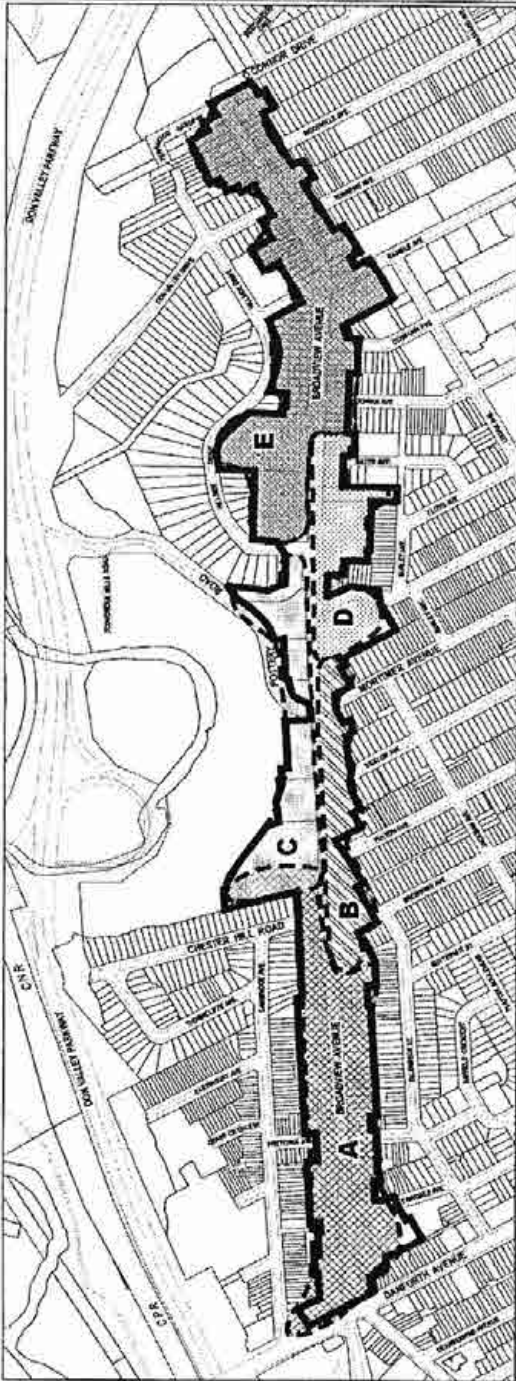
**1015 Broadview Avenue and 1099 Broadview Avenue**

- 5.6 The properties at 1015 Broadview Avenue and 1099 Broadview Avenue may accommodate new development in mid-rise and low-rise form with retail uses encouraged on the ground floor.

**6. Urban Design Guidelines**

- 6.1 Urban Design Guidelines for Broadview Avenue will be used as a tool to evaluate new development in the area and to ensure consistency with the Official Plan and this SASP. All development will have meaningful and appropriate regard for the Urban Design Guidelines for Broadview Avenue as well as all other applicable Council Adopted Guidelines, including the Avenues and Mid-rise Guidelines. To this end, the Urban Design Guidelines will:
- (a) implement Official Plan policies;
  - (b) supplement the Avenues and Mid-Rise Building Study;
  - (c) provide an understanding of the area's local character;
  - (d) explain how development can complement local character;
  - (e) articulate planning priorities for new development in the area;
  - (f) provide built form guidelines including setbacks, stepbacks, height and massing for development appropriate within each character area;
  - (g) provide a Heritage Inventory including properties on the City's Heritage Register and other properties with heritage potential;
  - (h) illustrate how the public realm can be improved; and
  - (i) clarify how the transportation impacts of new development can be mitigated.

Map 1: Character Areas in the Study Area



Broadview Avenue Planning Study

Character Areas



File # 14\_134157 STE 29 02



Attn: Marilyn Toft  
12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Comments for distribution to Councillors of City Council**

**Toronto City Council Meeting: June 7/8, 2016**

**RE: Agenda item TE 16.5 - Final Report - Broadview Avenue Planning Study  
- City-Initiated Official Plan Amendment, Urban Design Guidelines and  
Heritage Inventory**

Dear Councillors,

Playter Area Residents' Association (PARA) supports the Broadview Avenue Planning Study Official Plan Amendment and Urban Design Guidelines. We thank Planning Staff and Councillor Mary Fragedakis and her staff for their work on this. PARA has been actively involved in all the community consultation meetings and Stakeholder Advisory Committee, working with City Planning Staff, our Councillor and the broader community.

Best,



David Andrew Nicholson

President  
Playter Area Residents' Association (PARA)

