

**Part of 769 Broadview Avenue - Rezoning - Preliminary Report**

<b>Date:</b>	October 20, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 29 – Toronto-Danforth
<b>Reference Number:</b>	09-159186 STE 29 OZ

**SUMMARY**

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The proposal is to rezone a newly completed landscaped parkette at the southeast corner of Broadview Avenue and Erindale Avenue, formerly part of 769 Broadview Avenue, consistent with the *Parks and Open Space Areas* designation in the Official Plan.

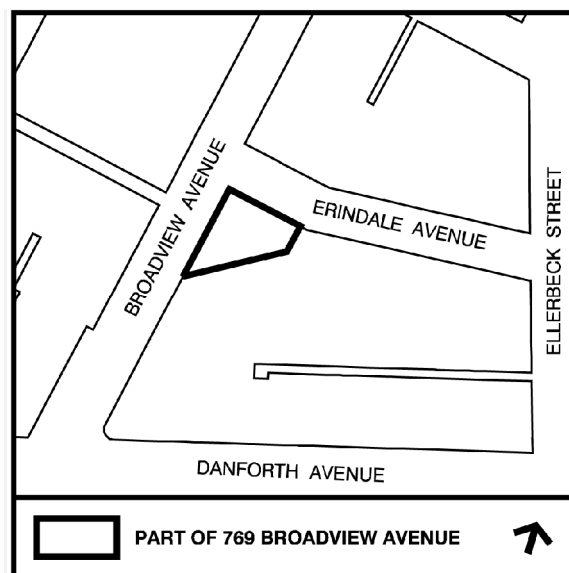
The purpose of this report is to provide preliminary information on the above-noted rezoning and seeks Community Council’s direction on further processing of the matter and on the community consultation process.

The next step is to hold a community consultation meeting with the Statutory Public Meeting targeted for the first quarter of 2010.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting



- together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
  3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The City has adopted a strategy to unlock the value of corporate real estate assets by transfer to Build Toronto. By its adoption of EX32.5 on May 26, 27 & 28, 2009, City Council adopted the Principles of a Real Estate Strategy. The Principles state that City real estate is a "corporate" asset that supports municipal functions and purposes of the ABCDs. When any City property becomes available, it will be considered for other ABCD requirements subject to a business case review by the Property Management Committee and sufficient funding by the ABCD. Based on the Principles, ABCDs are required to budget the cost of additional real estate at its fair market value. If this property had not had a long history as a parkette use, it could be of interest for development by Build Toronto as a transit oriented site.

Section 4.3, Policy 8, of the City of Toronto's Official Plan states "The sale or disposal of publicly owned lands in *Parks and Open Space Areas* is discouraged and no City owned lands in *Parks and Open Space Areas* will be sold or disposed of. However, City owned land in *Parks and Open Space Areas* may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility."

As it is intended to continue as a parkette, staff of Facilities and Real Estate advise that the land value will be reduced if rezoned from Mixed-Use to Parkland. The value on the land is estimated to change from \$2.1 million to \$70,000.

There are no direct financial impacts in 2009 from this action. However in 2010, the new Strategy would indicate a requirement to provide for the fair market value of the parcel. Operating costs to Parks, Forestry and Recreation are estimated at \$24,300 in 2010 for a partial year and \$21,300 in 2011 on a full-year basis.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

### **DECISION HISTORY**

Title to the Broadview Subway Station lands located at 769 Broadview Avenue rests with the City of Toronto (formerly Metropolitan Toronto) and is under the jurisdiction of the TTC. In 2003, the TTC submitted a Site Plan application to improve access, safety and creation of a separate King streetcar platform for the loading and unloading of passengers at the Broadview Subway Station.

Through the application process, the TTC received approval for the proposed changes to the station and agreement of a landscape plan for the portion of the site adjacent to Broadview and Erindale Avenues. This area of the site had been leased to the former City of Toronto's Parks Department since the early 1970's for use for park purposes. The parkette has been used by the community as a meeting place as well as a short cut to the subway station. Following amalgamation, there has been no formal arrangement for Parks, Forestry and Recreation to water the trees and look after the grounds.

The Site Plan Approval process highlighted an opportunity to change the operational management of the 932 m<sup>2</sup> parkette from the TTC to the City's Parks, Forestry and Recreation Division. To do this would require the completion of the landscaping of this portion of the site to the satisfaction of City staff, including the incorporation of an automatic sprinkler system.

The TTC has now declared this portion of the site surplus to its operating requirements and the City of Toronto, Parks, Forestry and Recreation has agreed to maintain the land for use as a parkette.

## **ISSUE BACKGROUND**

The proposal is to rezone a 932 m<sup>2</sup> portion of the site, municipally known as 769 Broadview Avenue and situated at the southeast corner of Broadview and Erindale Avenues "G". This will recognize the use of this portion of the land as a parkette, secure it as a park and put in place zoning that is consistent with the *Parks and Open Space Areas* designation in the Official Plan .

## **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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto.

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 and the Greenbelt Plan.

## **COMMENTS**

Several meetings have taken place with the TTC, the local Councillor, representatives from the community, representatives from the Danforth BIA, City staff from Facilities and Real Estate, City Planning and Parks Forestry and Recreation and consultants working on the project for the TTC to discuss the landscape plan for the project at 769 Broadview Avenue.

Staff of Facilities and Real Estate advise that Parks, Forestry and Recreation has submitted a Business Case for the purpose of a small passive urban parkette. At its August 31, 2009 meeting, the Property Management Committee was agreeable to recommend the transfer of the management of Part of 769 Broadview Avenue from TTC to Parks, Forestry and Recreation for park purposes.

Staff of Parks Forestry and Recreation have noted this site has been functioning as an informal open space for a number of years. It provides an urban passive open space area in a part of the City that has a lower level of existing parkland provision. This open space area has been developed as a parkette, and this land should remain in public ownership, consistent with City Council's Official Plan policies.

The park has now been reinstated and a sprinkler system has been installed. Given the considerable interest from the community to ensure maintenance of the parkette, it is the appropriate time to bring forward a "G" zoning to be consistent with the Official Plan.

## **Provincial Policy Statement and Provincial Plans**

Ontario's long term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Section 1.1, Policy 1.1.1 (b) states: Healthy, liveable and safe communities are sustained by: accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs. This proposal supports the provincial goal to enhance the quality of life for the citizens of Toronto. The proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. By planning for the improvement of community infrastructure to support growth it makes this community more attractive and a healthier place to live and work. In making efficient use of new infrastructure in an older part of the city it ensures the land surrounding it will not be underutilized.

## **Official Plan**

The subject site is designated *Parks and Open Space Areas* under the City of Toronto Official Plan. The areas shown on the maps in the Official Plan as Parks will be used primarily to provide public parks and recreational opportunities. Development is generally prohibited within *Parks and Open Space Areas* except for recreational and

cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. Section 4.3, Policy 8, in the *Parks and Open Space Areas* of the City of Toronto's Official Plan states "The sale or disposal of publicly owned lands in *Parks and Open Space Areas* is discouraged and no City owned lands in *Parks and Open Space Areas* will be sold or disposed of. However, City owned land in *Parks and Open Space Areas* may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility."

## **Zoning**

The existing zoning on this site is MCR T2.5 C0.5 R2.5. This zoning category permits a variety of commercial, residential and mixed uses as well as a park. The zoning is not consistent with the Official Plan designation for this portion of the site and should be changed to limit the use to "Parks"; consistent with Council's intent for the land.

## **Conclusions**

The proposed rezoning is recommended to bring the Zoning By-law into conformity with the Official Plan.

Staff from Finance, Facilities and Real Estate, and Parks, Forestry and Recreation have been consulted and concur with the recommendations contained in this report.

## **CONTACT**

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E-mail: dgraham1@toronto.ca

## **SIGNATURE**

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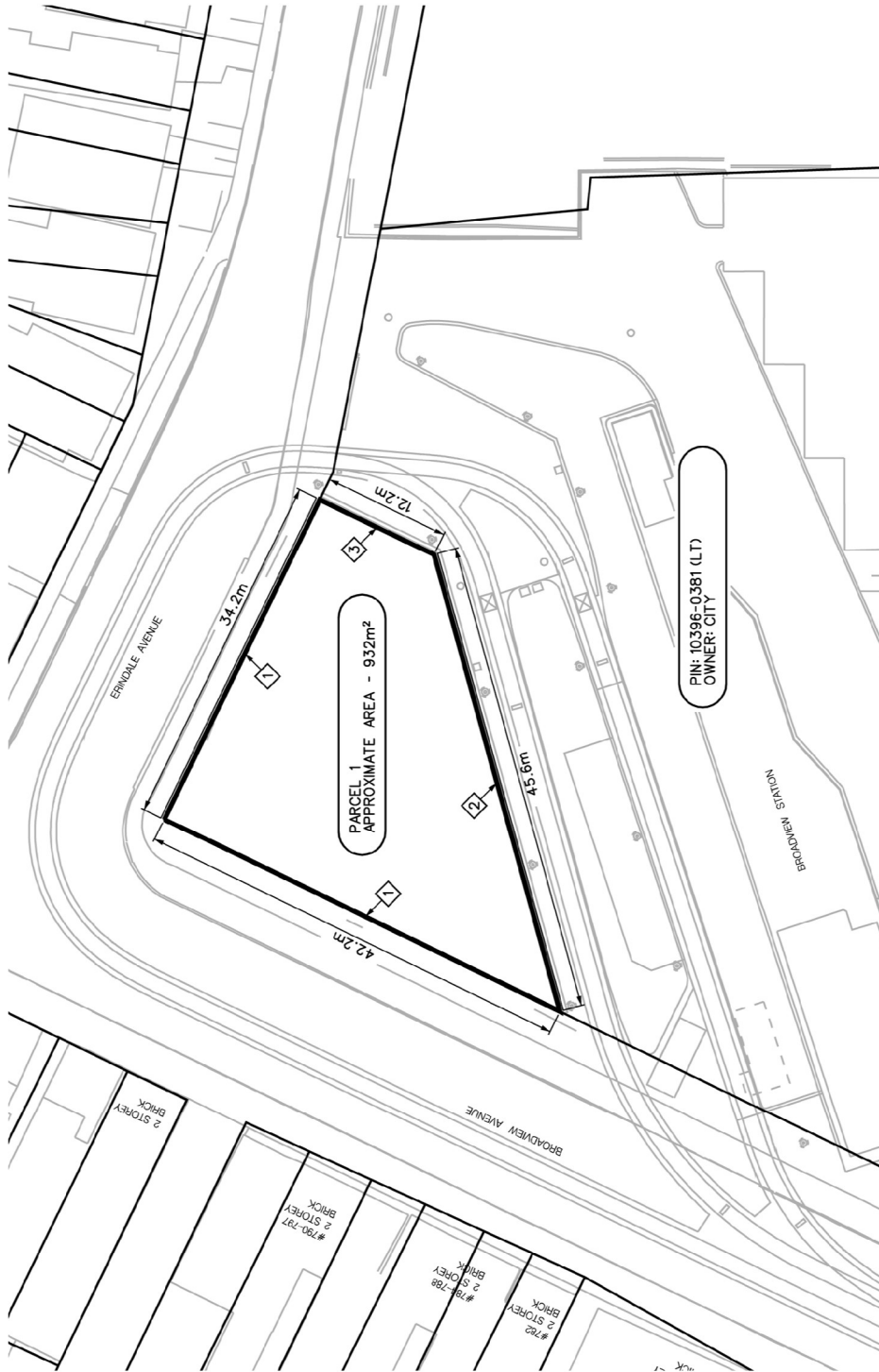
Raymond David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Official Plan  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



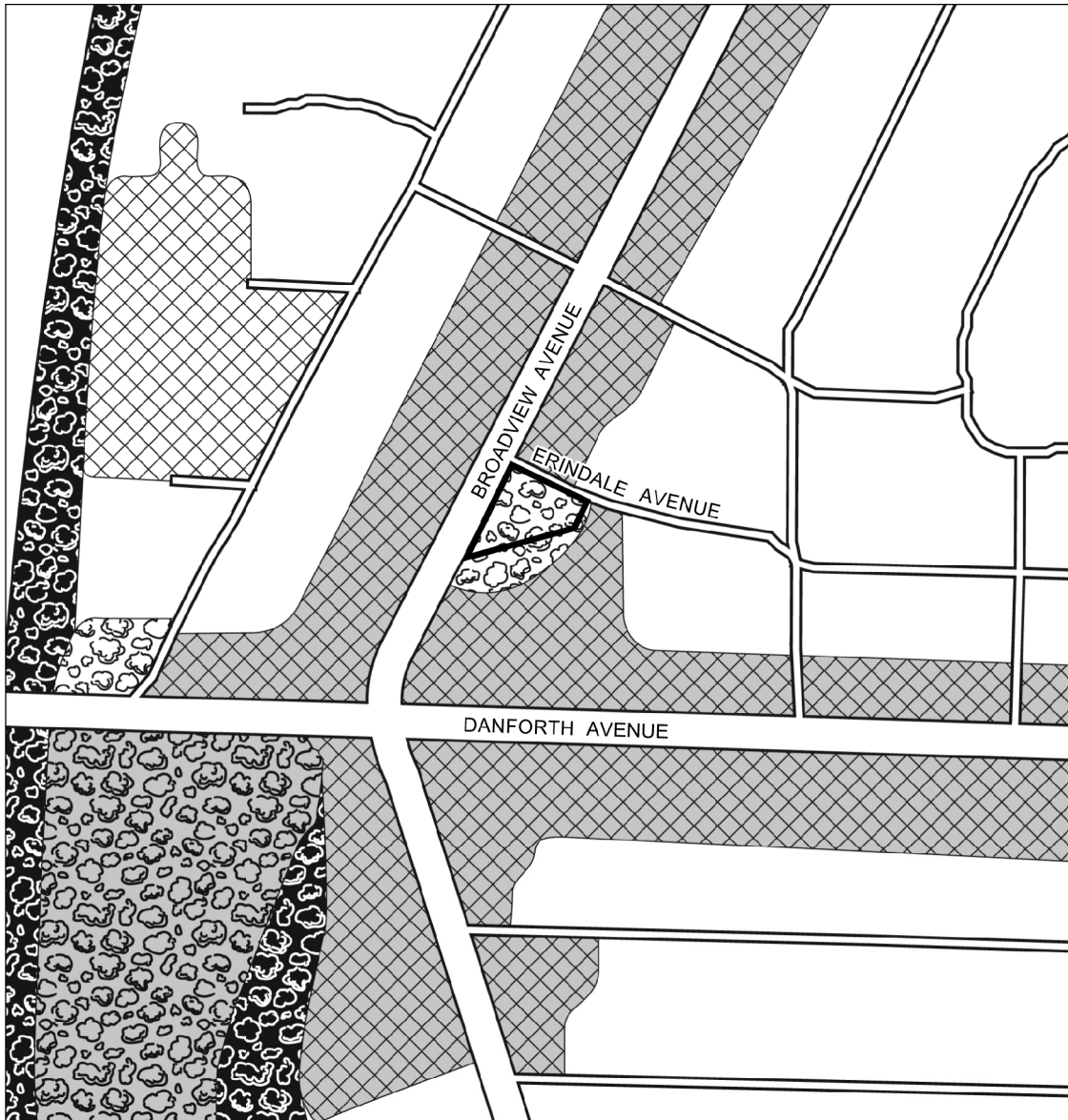
Part of 769 Broadview Avenue

Site Plan

Applicant's Submitted Drawing









Not to Scale  
08/11/2009

## Attachment 2: Official Plan



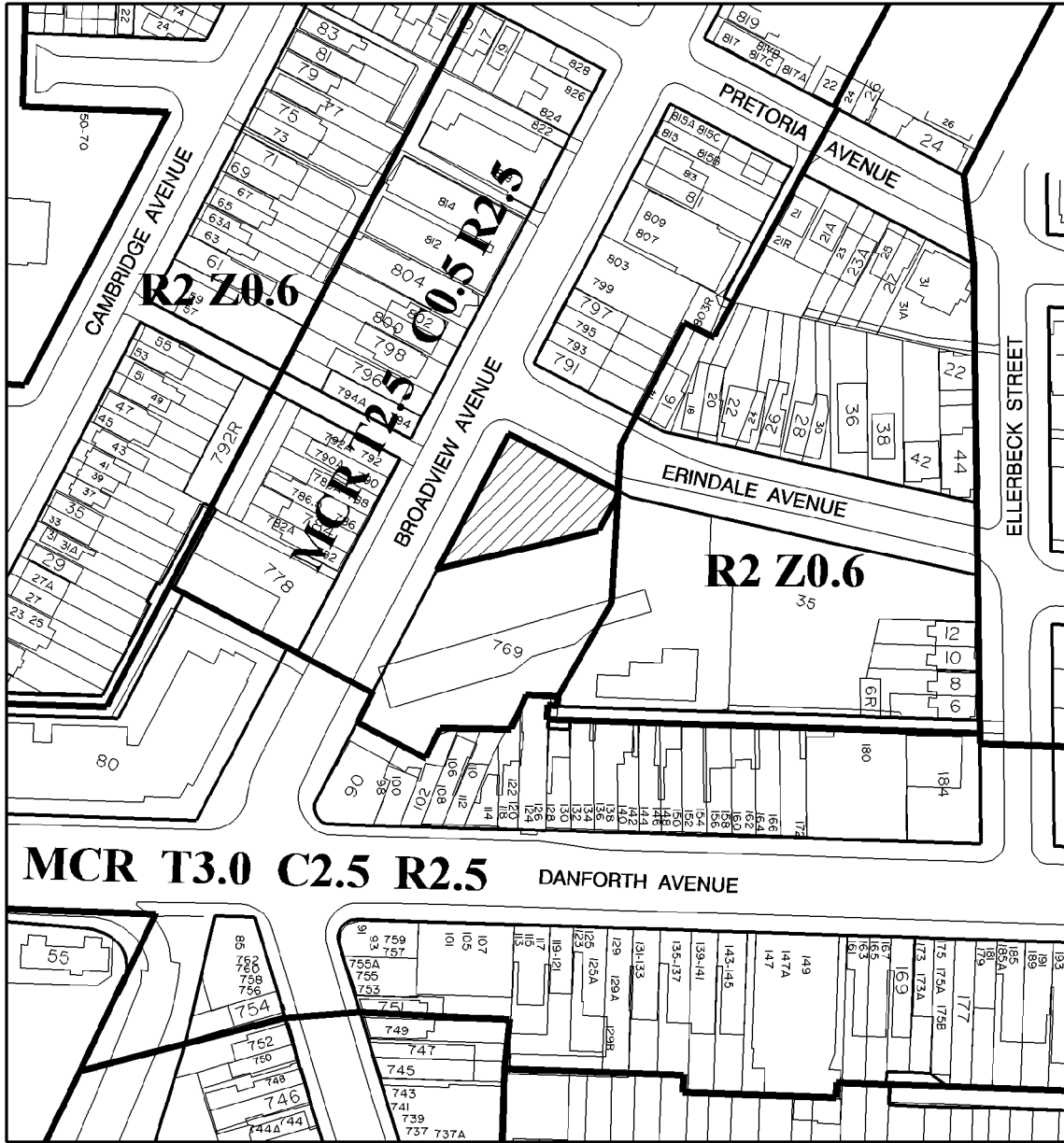
**TORONTO** City Planning  
Official Plan

Part of 769 Broadview Avenue

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		Other Open Space Areas

↑  
Not to Scale  
09/11/2009

Attachment 3: Zoning



Part of 769 Broadview Avenue

R2 Residential District  
MCR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 08/11/2009



#### Attachment 4: Application Data Sheet

Application Type                      Rezoning                                      Application Number:    09 159186 STE 29 OZ  
Details                                      Rezoning, City Initiated                Application Date:        August 18, 2009

Municipal Address:                      769 BROADVIEW AVE

Location Description:                    PLAN 257 LOTS 71 TO 73 PT LOT 74 PT LOTS 11 AND 12 PLAN 134  
PT LOTS 73 AND 74 RP 66R21179 PART 1 \*\*GRID S2905

Project Description:                    City initiated rezoning application to re-designate an irregular parcel of the  
TTC lands located at 769 Broadview Ave to a G zone to create a new  
municipal (public) park 932 m2 in size.

**Applicant:**

Chief Planner & Executive  
Director Gary Wright

**Agent:**

**Architect:**

**Owner:**

City of Toronto

#### PLANNING CONTROLS

Official Plan Designation:              Parks                                      Site Specific Provision:  
Zoning:                                      MCR T2.5 C0.5 R2.5                Historical Status:  
Height Limit (m):                        14                                        Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	932	Height: Storeys:	0
Frontage (m):	0	Metres:	0
Depth (m):	0		
Total Ground Floor Area (sq. m):	0		<b>Total</b>
Total Residential GFA (sq. m):	0	Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	0		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0		

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

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

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