

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

Date:	June 1, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	P:\2016\Cluster B\PLN\CC16083 (14-134157 STE 29 OZ)

SUMMARY

This Supplementary Report amends the previously submitted Final Report from the Director, Community Planning, Toronto and East York District, dated April 22, 2016. The amendment pertains to Draft Official Plan Amendment 343 and Site and Area Specific Policy No. 509, Attachment No. 7 to that report.

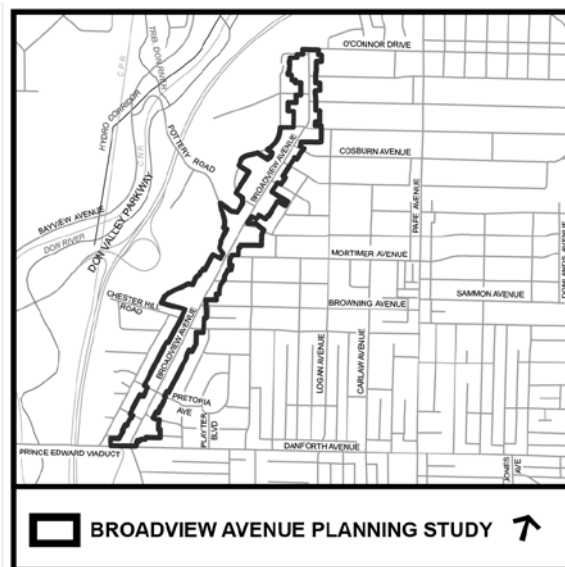
Upon final review of the draft Official Plan Amendment Staff determined that minor revisions to the Site and Area Specific Policy No. 509 should be made to ensure that the Policy is clear, consistent and unambiguous. These revisions will retain the original intent of the policies.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council, delete and replace Policy 5.3 under Site and Area Specific Policy No. 509, with the following:

"Conserve the integrity of the property's cultural heritage values and



attributes, including the 19th century Chester Public School."

2. City Council delete and replace Policy 5.4 under Site and Area Specific Policy No. 509, with the following:

"Avoid negative impacts on the rear yard amenity of properties in adjacent *Neighbourhoods*."

3. City Council delete and replace Policy 6.1(g) under Site and Area Specific Policy No. 509, with the following:

"Provide a Heritage Inventory including properties on the City's Heritage Register and other properties with heritage potential."

4. City Council determine that the revisions made to the Draft Official Plan Amendment 343 and Site and Area Specific Policy No. 509 are technical in nature and no further public notice is required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A full background on Broadview Avenue Planning Study - City-Initiated Official Plan Amendment, Urban Design Guidelines and Heritage Inventory are in the April 22, 2016 report that can be found at:

(<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-92476.pdf>)

(<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-92729.pdf>)

(<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-92732.pdf>)

COMMENT

An amendment of Policy 5.3 of the Site and Area Specific Policy No. 509, is proposed in order to ensure that the policy regarding the Heritage Register property located at 958 Broadview Avenue (Estonian House) is consistent with the language in the parent Official Plan (chapter 3.1.5 Heritage Conservation).

Policy 5.4 of the Site and Area Specific Policy No. 509 is being amended to ensure consistency with the language in the parent Official Plan with respect to impacts on *Neighbourhoods*.

Policy 6.1(g) of the Site and Area Specific Policy No. 509 is also being amended to provide clarity pertaining to the provision of a Heritage Inventory. Such an inventory would include properties on the City's Heritage Register and other properties with heritage potential.

The Urban Design Guidelines attached to this report have also been updated to reflect these changes.

CONTACT

Francis Kwashie, Senior Planner

Tel. No. 416-392-1306

Fax No. 416-392-1330

E-mail: fkwashi@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

Attachment: Broadview Avenue Urban Design Guidelines