



HousingNowTO.com

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December 6th, 2019

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : PA11.9 - Affordable Rental Housing Opportunity at 838 Broadview Avenue

Chair & Members of the Planning & Housing Committee,

After our mid-summer concerns about the Toronto Parking Authority's plans to "tear-down" existing-housing for a new surface-parking lot at 2204-2212 Eglinton Avenue West, the volunteers from our **HousingNowTO** civic-tech and open-data project – are encouraged to see the City's TPA board moving forward with turning their \$3.25-million purchase (2016) of the lands at **838 Broadview Avenue** into a new mixed-use development site that includes new Affordable-Housing units near existing TTC subway services.

We cautiously support the general intent of this Broadview co-development project. However, due to the troubling-history of this site, we would respectfully offer the following practical suggestions to ensure that City has truly "maximized" the Affordable-Housing Opportunities on this prime location -

1. This site at 838 Broadview site is located a 210 m / 3-minute walk from the TTC's Broadview subway station. Therefore, it should be planned within the context of the Province's 2018 directions for intensifying "Transit-Oriented Development" opportunities, over legacy City policy.
2. This current proposal at 838 Broadview site is creating Thirty-Three (33) new "affordable-parking" spaces near Transit for Toronto Parking Authority, but only Sixteen (16) new affordable-housing units. How does that "more parking than housing" ratio align with priorities on Housing and Transit?
3. The current proposal is planned for 8-storeys w/ 16 Affordable-Units. How many additional Affordable-Housing units could be obtained for the City if this co-development project was allowed to build a 10-12 storey mixed-use building on this 838 Broadview site instead of the current 8-storeys?

These 838 Broadview plans are constrained by various legacy City policies that are no longer appropriate to follow. We would encourage the City to be bolder in 2020 by allowing greater height-and-density bonuses to new affordable-housing developments near high-order transit as part of Mayor Tory's affordable-housing targets in your 2020-2030 Housing Plan.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com
CC – Mayor Tory, Councillor Fletcher



HousingNowTO.com

“Maximizing Affordable-
Housing Opportunities on
City-Owned Lands”

DATA -> DEVELOPMENT -> DELIVERY

DEC. 10, 2019

CONTACT – info@HousingNowTO.com

TWITTER - [@HousingNowTO](https://twitter.com/HousingNowTO)



JAN. 2019 – DEC. 2019

Toronto - "Housing No..."

<http://HousingNowTO.com>

★ **Toronto is moving toward the creation of 29,041 views**

SHARE

"Housing Now" sites 2018/12/07

- 3741 Bloor Street West (Ward 3)
- 925 Kipling Avenue (Ward 3)
- 3326 Bloor Street West (Ward 3)
- 1226 Islington Avenue (Ward 3)
- ... 9 more

Recent Transit Expansion Projects

- Eglinton Crosstown LRT Zone

Toronto Council Wards (2019)

- Ward 01 - Etobicoke North
- Ward 02 - Etobicoke Centre
- Ward 03 - Etobicoke-Lakeshore
- Ward 04 - Parkdale-High Park
- ... 21 more

2015 - OPEN DOORS (Pilot Sites)

2016 - OPEN DOORS

Legend:

- ✓ **Public & Open**
- ✓ **Clarity of Information**
- ✓ **Transparency of Process**
- ✓ **Tracking against Targets**

Map data ©2019 Google Terms 2 km



838 BROADVIEW AVE

TRANSIT-ORIENTED DEVELOPMENT

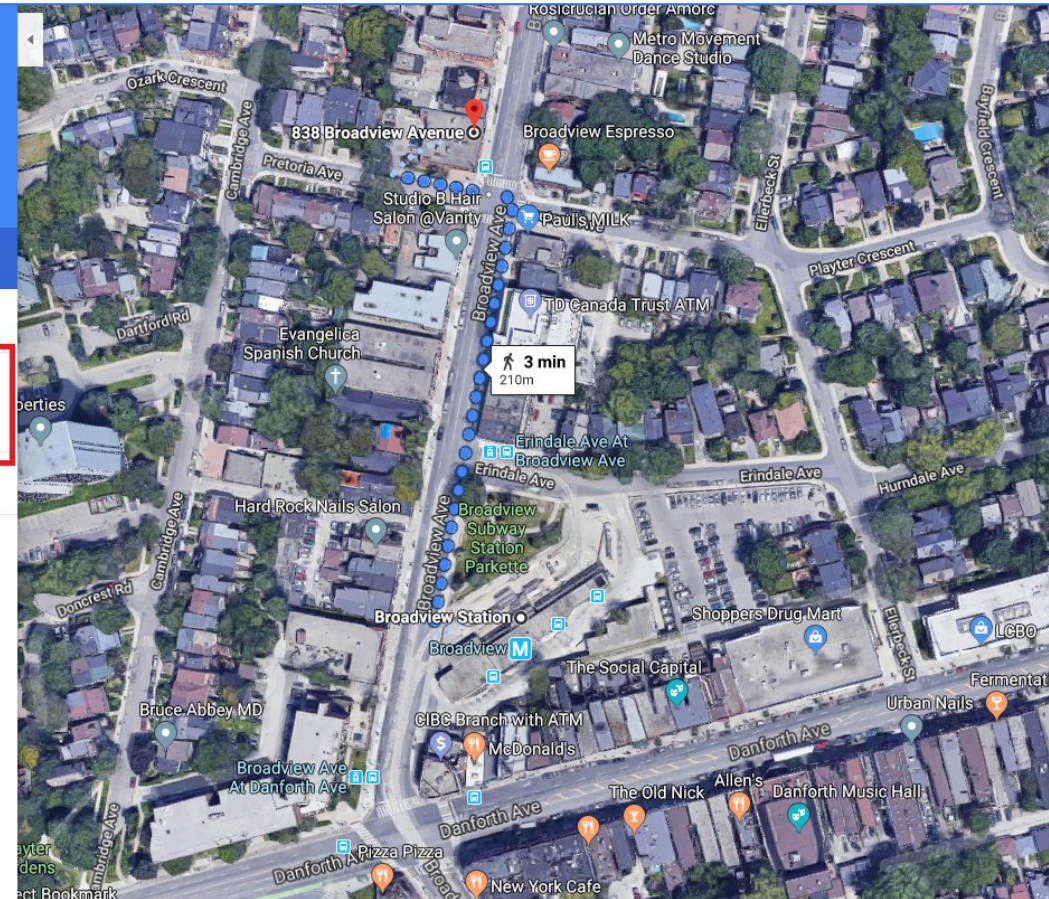


Navigation app interface showing directions from Broadview Station, Toronto, ON M4K 1H1 to 838 Broadview Ave, Toronto, ON M4K 2L5.

Options:

- via Broadview Ave 3 min
- DETAILS 210 m

Mostly flat



- ✓ 3 min / 210 metre walk to Broadview Station.
- ✓ TTC Subway (Line 2 – Bloor-Danforth).
- ✓ 504 Dundas Streetcar.
- ✓ 505 King Streetcar.



838 BROADVIEW AVE (HISTORY)

DECEMBER 2012

- ✓ Rezoning proposal was submitted for 8-Storey in-fill.



APRIL 2013

- ✓ 8-storey mixed-use.
- ✓ 46 condo apartments.
- ✓ 17 underground parking-spots.
- ✓ 26 bicycle parking-spots.

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 296788 STE 29 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2012
Municipal Address:	838 BROADVIEW AVE		
Location Description:	PLAN 257 LOT 45 **GRID S2905		

Project Description: Bousfields Inc., has submitted an application for zoning by-law amendment. The application proposes a new 8-storey mixed-use building. The proposed building will have a height of 25 metres, 333 m² of retail/commercial space at grade, 46 residential units above, 17 car parking spaces below grade, 26 bicycle parking spaces and a green roof.



838 BROADVIEW AVE (HISTORY)

OCTOBER 2015

- ✓ City Planning FINAL REPORT.
- ✓ “This report reviews and **recommends approval** of the application to amend the Zoning By-law.”
- ✓ “The proposed development provides a transition in height, massing, scale and density as it steps down from Broadview Avenue to the adjacent low density neighbourhood.”
- ✓ “The proposal is consistent with the relevant policies of the Official Plan as well as learnings from the ongoing City initiated Broadview Avenue Planning Study.”

LINK - <https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-56879.pdf>



STAFF REPORT ACTION REQUIRED

838 Broadview Avenue – Zoning Amendment Application – Final Report

Date:	October 9, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	12-296788 STE 29 OZ

SUMMARY

The application to amend the Zoning By-law proposes a new 8-storey mixed use building having a gross floor area of 322 square metres of commercial space at grade and 3,186 square metres of residential uses (46 dwelling units) at 838 Broadview Avenue. A total of 33 vehicular and 42 bicycle parking spaces will be provided.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed development provides a transition in height, massing, scale and density as it steps down from Broadview Avenue to the adjacent low density neighbourhood. In addition, the proposed development achieves the City's public realm objectives, including the desired sidewalk width and adequate sunlight at pedestrian level on Broadview Avenue. The applicant's Avenue Segment Review (accepted by staff) indicates that incremental redevelopments of the same general scale within the identified Avenue Segment will not negatively impact the adjacent neighbourhoods. The proposal is consistent with the relevant policies of the Official Plan as well as learnings from the ongoing City initiated Broadview Avenue Planning Study.

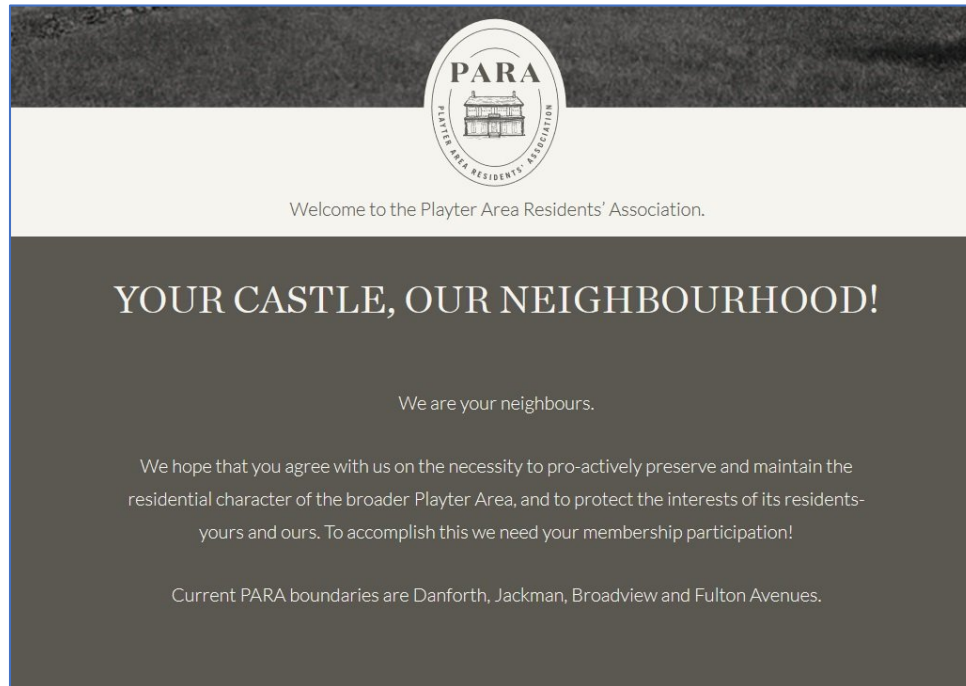




838 BROADVIEW AVE (HISTORY)

NOVEMBER 2015

- ✓ City Planning FINAL REPORT goes to TEYCC.
- ✓ A gaggle of local #NIMBY voices (*mostly from **Playter Estates** groups) show-up to oppose the 8-storey building on Broadview.



STAFF REPORT
ACTION REQUIRED

838 Broadview Avenue – Zoning Amendment Application – Final Report

Date:	October 9, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District

Property near Danforth and Broadview sells for \$1.2 million over asking

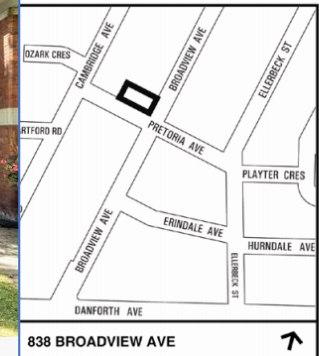


A property near Broadview and Danforth avenues sold for nearly \$1.2 million over asking on Wednesday.

The four-bedroom house on Playter Blvd. was listed at \$2,350,000, but sold for \$3,520,000 – almost a 50 per cent increase.

is a new 8-storey mixed use building commercial space at grade and 3,186 sq ft at 838 Broadview Avenue. A total of 100 parking spaces are provided.

The application to amend the Zoning By-law in height, massing, scale and form adjacent low density





838 BROADVIEW AVE (HISTORY)

NOVEMBER 2015

- ✓ City Planning FINAL REPORT goes to TEYCC.
- ✓ Local Councillor moves motion against City Planning APPROVAL - and TEYCC essentially **BLOCKS** the site.



STAFF REPORT
ACTION REQUIRED

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SUMMARY

The application to amend the Zoning By-law proposes a new 8-storey mixed use building with a gross floor area of 322 square metres of commercial space at grade and 3,186 square metres of residential uses (46 dwelling units) at 838 Broadview Avenue. A total of 100 vehicular and 42 bicycle parking spaces will be provided.

The report reviews and recommends approval of the application to amend the Zoning By-law. The proposed development provides a transition in height, massing, scale and setbacks as it steps down from Broadview Avenue to the adjacent low density residential neighbourhood. In addition, the proposed development achieves the City's public objectives, including the desired street frontage, sidewalk width and adequate sunlight at grade level on Broadview Avenue. The applicant's Avenue Segment Review Report (prepared by staff) indicates that the proposed development is a suitable residential redevelopment of the same scale within the identified Avenue Segment Review area. The proposed development will not negatively impact the surrounding residential neighbourhoods. The proposal is consistent with the relevant policies of the Official Plan as well as learnings from the recent City initiated Broadview Avenue Planning Study.



Motions

1 - Motion to Refer Item moved by Councillor Mary Fragedakis (Carried)

That the Toronto and East York Community Council:

1. Refer back the Final Report - 838 Broadview Avenue - Zoning Amendment Application, dated October 9, 2015 from the Director, Community Planning, Toronto and East York District, with a request that the Director, Community Planning, Toronto and East York District, consider reductions in height and density, relocation of site access, and a review of impacts on the adjoining residential properties, in consultation with local residents and the Ward Councillor, and in conjunction with the completion of the Broadview Avenue Planning Study.

2. Direct that a further report on this application not be brought forward to the Toronto and East York Community Council prior to the completion of the site plan, and in consultation with the Ward Councillor.



838 BROADVIEW AVE (HISTORY)

FEBRUARY 2016

- ✓ With the public-support of the Playter Estates group & the Local Councillor - the City of Toronto (via GreenP) parking "BUYS-OUT" the Developer for **\$3.25-MILLION**...to essentially "***make the project go away***" for a while....

Revised Appendix 'A'

Summary of Agreement of Purchase and Sale for the Acquisition of 838 Broadview Avenue

1. Purchaser – Toronto Parking Authority / registered owner to be City of Toronto
2. Vendor – 2285566 Ontario Inc.
3. Purchase Price – \$3,252,000
4. Deposit - \$100,000 was issued following acceptance of PSA on Dec. 24, 2015
5. Site Dimensions / Site Area – 132.7 feet (40.4 meters) x 65.9 feet (20.1 meters) / 8,741.0 square feet (812.1 square meters)
6. Purchaser's Conditions – Obtaining TPA Board and City Council approval of the proposed transaction, and acceptable results of due diligence investigations, including environmental reports
7. Due Diligence Date – February 10, 2016
8. Special Condition Date – April 7, 2016 to obtain City Council approval of the proposed transaction
9. Closing – Amended to April 27, 2016

GM10.9.24

Playter Area Residents Association
www.playterarearesidents.com
Email: president@playterarearesidents.com

February 19, 2016

Government Management Committee
Email: gmc@toronto.ca

Re: Item GM 9.10 Acquisition of 838 Broadview Avenue – Playter Area Residents Association support

Please accept the comments below for distribution to the Government Management Committee regarding item GM 9.10 Acquisition of 838 Broadview to be considered at the Government Management Committee meeting on Monday, February 22, 2016.

The Playter Area Residents Association is fully in support of the acquisition of 838 Broadview Avenue by the Toronto Parking Authority. The Association feels that the acquisition will be important to serving the short-term parking needs of our neighbourhood, as well as providing much needed parking for medical offices located on Broadview, and the businesses of the Danforth BIA. We are in favour of the TPA's intention to maintain the commercial building on a leased basis and to operate the ancillary parking area as paid, municipal parking operated by the TPA until such time as it is appropriate to redevelop the property.

Members of our Property and Planning Committee who participated on the 838 Working Committee view this acquisition as an excellent outcome. We also fully support the recommendation that when such time as future development takes place it will be in keeping with the Broadview Avenue Planning Study to be considered by City Council later this year.

Sincerely,

Liz Lundell
Chair, Planning Committee, Playter Area Residents Association

Cc. Councillor May Fragedakis, councillor_fragedakis@toronto.ca
Lorne Persiko, President, Toronto Parking Authority lpersiko@toronto.ca
Anita Edralin, Project Coordinator, Toronto Parking Authority acdrali@toronto.ca



838 BROADVIEW AVE (HISTORY)

JUNE 2016

- ✓ Broadview Avenue Planning Study goes to Toronto Council, where Local-Councillor slathers-on floor-motions during the vote to keep the Playter Estates group happy...
- ✓ Including putting “**NOT IN MY BACKYARD**” (NIMBY) direction directly into Council Policy.

Motions (City Council)

1 - Motion to Amend Item moved by Councillor Mary Fragedakis (Carried)

That City Council adopt the following recommendations contained in the supplementary report (June 1, 2016) from the Chief Planner and Executive Director, City Planning [TE16.5a]:

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,

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."

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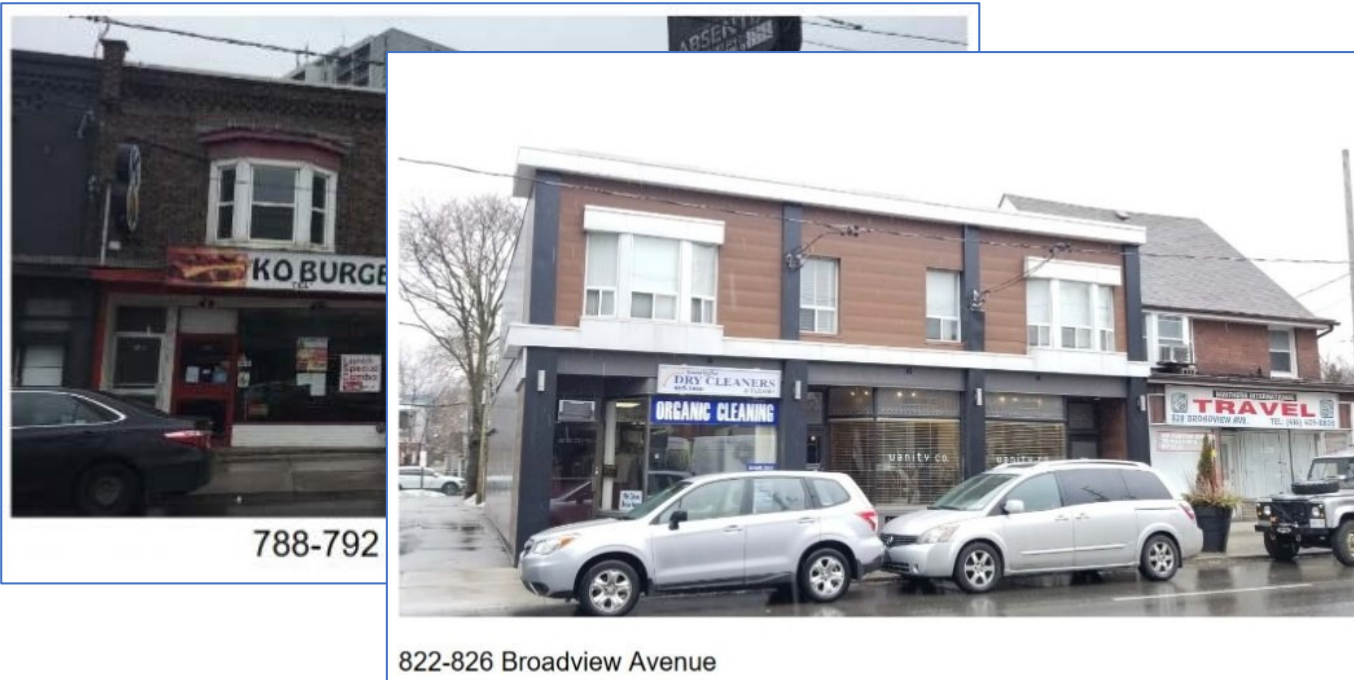
Amendment 343
ther public notice is



838 BROADVIEW AVE (HISTORY)

APRIL 2018

- ✓ Local-Councillor gets Twenty-Two (22) neighbouring-properties of 838 Broadview added to the City's "HERITAGE REGISTER".
- ✓ Almost all low-rise 2-storey Commercial units near BROADVIEW Station.



TE31.19	ACTION	Adopted		Ward: 29
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Inclusion on the City of Toronto's Heritage Register -778, 782-792, 812-814, 817, 822-826, 846-850, 849, 883, 895-97, 905, 929-931, 1216-1220 Broadview Avenue

City Council Decision

City Council on April 24, 25, 26 and 27, 2018, adopted the following:

1. City Council include the following 8 properties on east side of Broadview Avenue on the City of Toronto's Heritage Register:

817 Broadview Avenue
849 Broadview Avenue
883 Broadview Avenue
895-897 Broadview Avenue
905 Broadview Avenue
927 Broadview Avenue
929 Broadview Avenue
931 Broadview Avenue

2. City Council include the following 13 properties on west side of Broadview Avenue on the City of Toronto's Heritage Register:

778 Broadview Avenue
782 Broadview Avenue
784 Broadview Avenue
786 Broadview Avenue
788 Broadview Avenue
790 Broadview Avenue
792 Broadview Avenue
812-814 Broadview Avenue
822-826 Broadview Avenue
846-50 Broadview Avenue
1216 Broadview Avenue
1218 Broadview Avenue
1220 Broadview Avenue



Current-Advice from CMHC



"Ineffective supply is at the root of housing affordability problems in our cities...."

"In Toronto, land accounts for 77% of the cost of a new home..."

"Densification is not the only answer but it is without doubt the most effective, the most necessary and the most logical. And it is missing — beyond minor tinkering."

"Aggressive — even disruptive — densification will be necessary if our cities are to continue to serve as engines of economic growth, innovation and job creation that benefits all Canadians."

Evan Siddall, President and Chief Executive Officer,
Canada Mortgage and Housing Corporation (CMHC)

Affordable Housing for Everyone in Canada (Dec. 2019) –

<https://www.cmhc-schl.gc.ca/en/media-newsroom/speeches/2019/affordable-housing-everyone-canada>



Build Bolder at 838 BROADVIEW

1. Give Staff an Explicit-Direction to Maximize the number of Affordable-Housing units you can locate on this site.
2. Offer the Developer a Taller and Denser project on this site (10-12 Storeys) to align with the direction provided by the Province and by CMHC.
3. Create more Affordable-Housing units than Green-P Parking-Spaces.

DEVELOPER'S PROPOSED ARCHITECTURAL VIEW



- ✓ 8-storey mixed-use.
- ✓ 85 total units.
- ✓ 69 condo / 16 affordable-housing.
- ✓ 33 underground Green-P parking-spots.