

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

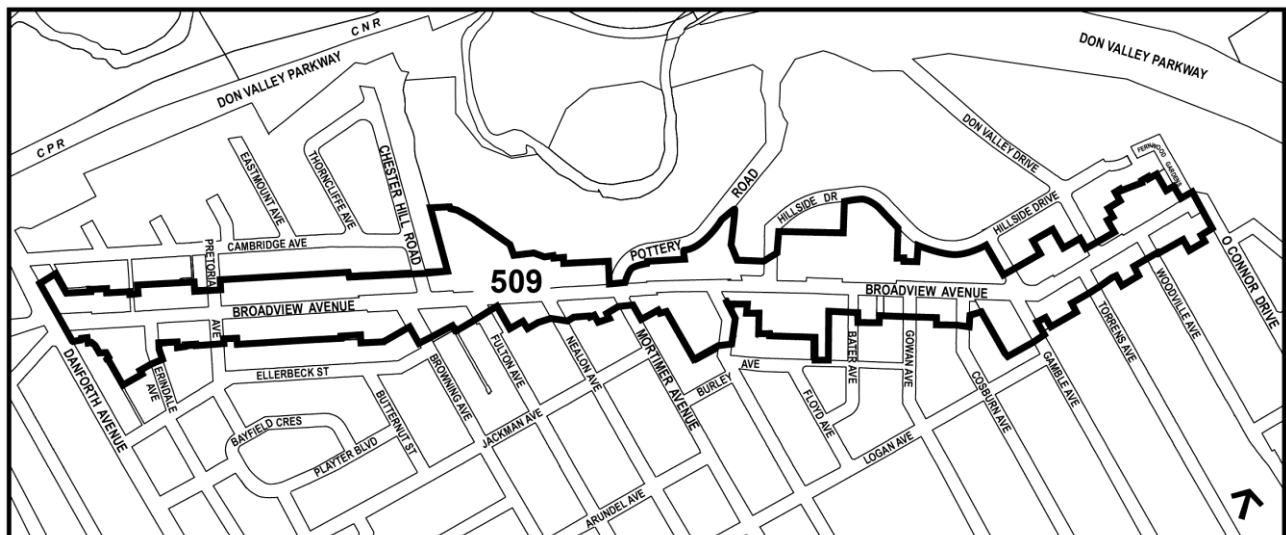
The Official Plan of the City of Toronto is amended as follows:

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:
- (a) Have the maximum building heights shown in the table below; and
- (b) Provide setbacks 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 setbacks occur (applies to facades 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:

- 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 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;

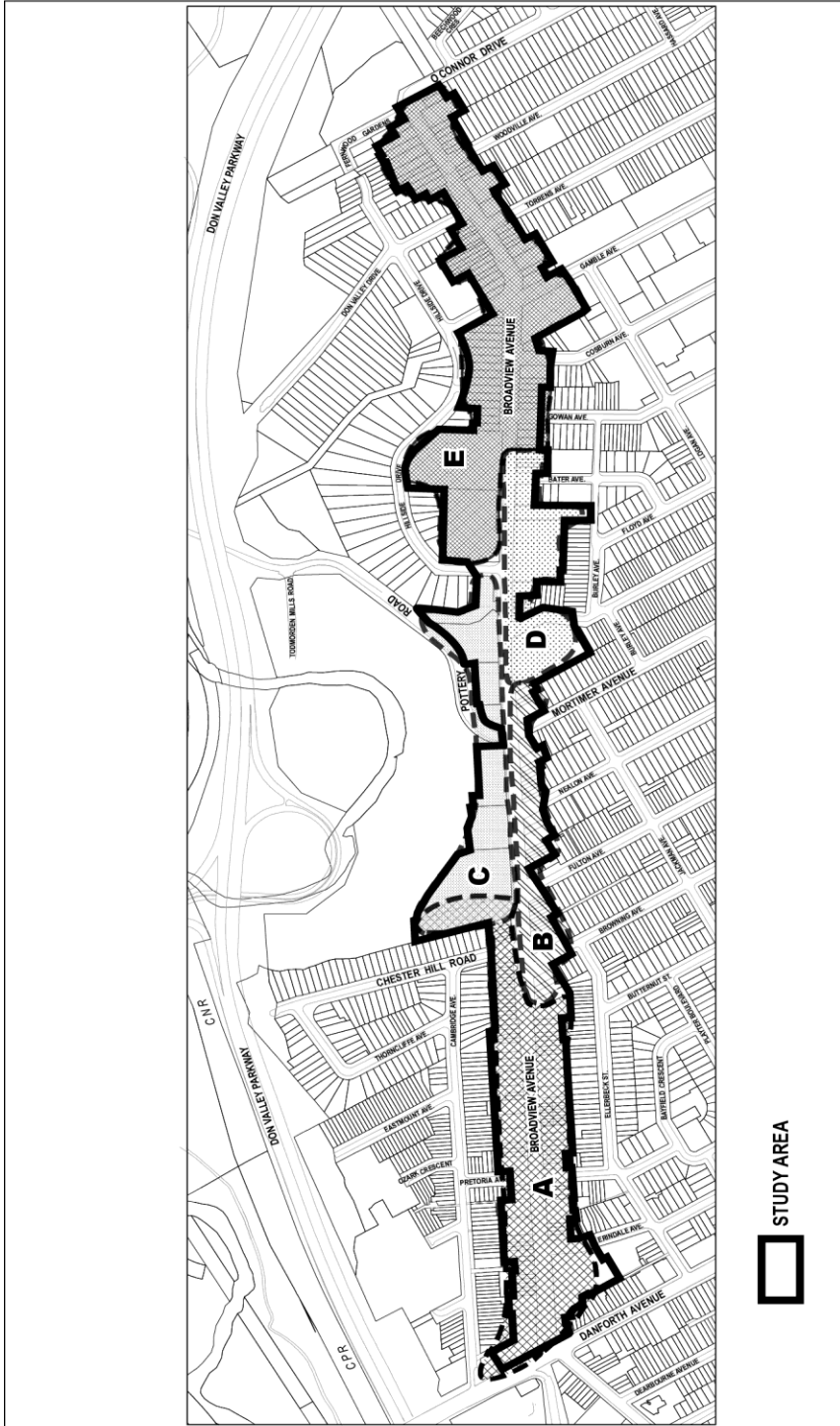
**1015 Broadview Avenue and 1099 Broadview Avenue**

- 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, setbacks, 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 0Z

