



# MARY FRAGEDAKIS

City Councillor, Ward 29



TO: Toronto & East York Community Council

FROM: Councillor Mary Fragedakis – Ward 29 Toronto Danforth

RE: Planning Study for the portion of Broadview identified as an *Avenue*

DATE: October 15, 2013

## SUMMARY:

The portion of Broadview Avenue generally between Danforth Avenue and Hillside Drive, identified as an *Avenue* in the Official Plan, is facing increasing pressure for redevelopment with recent planning applications and pre-application consultations. The community has raised concerns regarding declining business activity, insufficient on-street parking, vehicular and pedestrian conflicts and protecting the character of the street.

This portion of Broadview Avenue currently has a diverse mix of commercial and residential uses in low-rise single use or mixed use buildings. The surrounding residential neighbourhood comprises two and three-storey houses and some apartment buildings. The Broadview area is served by a TTC bus route, and a streetcar and subway station. Broadview is a designated *Avenue* in the Official Plan; however, the current height and density permissions are less than what some owners have recently proposed. The Avenues and Mid-Rise Building Study provides direction on the built form and appropriate transition to the adjacent *Neighbourhoods*. A planning study would build upon the Avenues and Mid-Rise Building Study by reviewing the local planning context and character of the street and updating the vision, goals, objectives and priorities for the area.

## RECOMMENDATIONS:

That City Council request the Director of Community Planning, Toronto and East York District to:

1. Commence a planning study in 2014, on the portion of Broadview Avenue which is identified as an *Avenue*, that will address how new development will complement the existing built form, identify opportunities for public realm improvements, and plan for the transportation impacts of new development.
2. Report back on the findings of the study to Toronto and East York Community Council.

Sincerely,

Mary Fragedakis  
Ward 29, Toronto-Danforth