



Project No. 15220

May 5, 2016

Toronto and East York Community Council
2nd Floor, West Tower, City Hall
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Chair and Members of Community Council:

Re: *Broadview Avenue Planning Study*
1099 Broadview Avenue, Toronto

We are planning consultants to Sobeys Developments Limited Partnership with respect to their property at 1099 Broadview Avenue, located on the east side of Broadview Avenue, north of Pottery Road (the “subject property”). The subject property is 5,787 square metres (1.43 acres) in size and is currently occupied by a 1- to 2-storey building and surface parking to the south and east (formerly the Church of Jesus Christ of Latter-Day Saints).

We have reviewed the draft Official Plan Amendment No. 343 as well as the Broadview Avenue Planning Study Urban Design Guidelines (“the Guidelines”). While our client is supportive of a planning framework being put in place for Broadview Avenue, it has a number of concerns regarding the Official Plan Amendment No. 343 and the Broadview Avenue Planning Study Urban Design Guidelines, including, but not limited to, the height limit, expansive setback from the street, and on-site parkland dedication with respect to the subject property.

We have participated in the Broadview Avenue Planning Study community consultation process and have been following the study. Subsequent to the last Community Consultation Meeting (January 20, 2016), we submitted a letter, dated January 28, 2016, on behalf of our client outlining their concerns relating to the draft materials presented however, the majority of the concerns raised have not been addressed.

Height

Within ‘Character Area D’ height is limited to a maximum height of 6 storeys or 20 metres with a height range of 7 to 8 storeys for sites over 5,000 square metres. We note that the June 2015 height recommendations provided for up to 9 storeys on the property, subject to achieving an appropriate transition to the adjacent low-rise residential uses.

It is our opinion that, given the larger site size as compared to other shallower and narrower sites in the corridor, and the on-site parkland requirement, 1 to 2 storeys of additional height beyond other sites (from 6 to 8 storeys) does not proportionately reflect the larger site size nor does it appropriately compensate for the development impact of the proposed requirement for a 15% on-site parkland conveyance.

Further, it is our opinion that the revised height recommendation, and the Official Plan Amendment requirement for any proposal over 6 storeys, would unnecessarily limit the height in advance of a future proposal being brought forward that may be able to demonstrate that a greater height could be achieved without any unacceptable built form impacts.

Setbacks

The Guidelines recommend a 10-metre setback from the curb edge to the front face of the building for the subject property. The existing building setback from the curb is approximately 4 metres. If a 10-metre wide setback was provided, as recommended, a future proposed building would have to be set back an additional 6 metres from where the existing building face is located today.

We note that the recommended “commercial frontage” setback dimension shown in the Guidelines is 4.8 metres. The Avenues and Mid-Rise Design Guidelines also recommend a minimum sidewalk zone dimension of 4.8 metres. The existing sidewalk zone is 4.0 metres, slightly less than the “commercial frontage” setback and Avenues and Mid-Rise Design Guidelines recommendation.

It is our opinion that a sidewalk zone of 4.8 metres allows sufficient space for street trees and a pedestrian zone, and a 10-metre building setback from the curb would be unnecessarily expansive and would substantially reduce the developable portion of the site. Additionally, ‘Character Area D’ recommends a 7.5 metre setback from parks which would further constrain the site given the on-site parkland dedication requirement.

Parkland

The Guidelines note that the on-site parkland dedication requirement for the subject property is 15% of the site area. It is our opinion that the parkland requirement should not be limited to on-site dedication only and should provide for some flexibility so that the satisfaction of the parkland requirement may be assessed in the context of a future redevelopment proposal for the subject property.

At the community meeting on January 20th, 2016, we heard from several community members that the northwest and southwest corners of Broadview Avenue and Pottery Road was their preferred location for an open space in order to retain views. Given that a detailed study has not been undertaken as to the optimal location for parkland along the corridor, it is our opinion that it is premature to apply an on-site parkland dedication based on site size rather than based on desired or strategic location within the study area.

Conclusion

The combination of the on-site parkland dedication, the expansive setback from the street, the 7.5 metre setback from the park, and requirement to provide an appropriate transition to the low-rise residential uses significantly affects the development potential of the subject property and its ability to accommodate a larger retail anchor tenant and associated loading and maneuvering.

Please also accept this correspondence as our request for notification of any decision(s) by the Committee and/or City Council regarding this matter.

We thank you in advance for your consideration of our client's comments and requests. Should you require any additional information, please do not hesitate to contact me.

Yours very truly,

Bousfields Inc.



Sasha Lauzon, MCIP, RPP

cc: *Francis Kwashie, Toronto City Planning*
Councillor Mary Fragedakis
Christine Yee, Sobeys Development Limited Partnership