

**995-1005 Broadview Avenue and 2-4 Mortimer Avenue –
Official Plan Amendment and Zoning Amendment
Applications – Refusal Report**

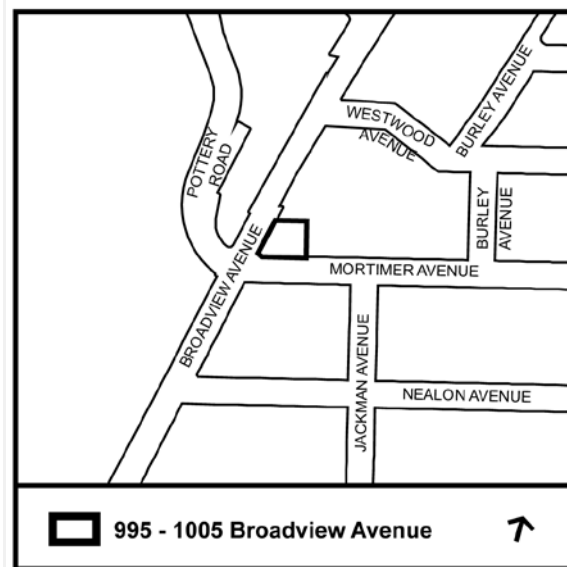
Date:	February 2, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	17 266470 STE 29 OZ

SUMMARY

There are two applications discussed in this report. One application is to amend the Official Plan to redesignate a portion of the subject lands (2-4 Mortimer Avenue) from *Neighbourhoods* to *Mixed Use Areas*. The second is an application to amend the Zoning By-law to permit a 10-storey mixed-use building containing 111 dwelling units and retail at grade.

Planning staff recommend that the applications be refused. The proposal does not meet Official Plan policy for *Avenues*, built form principles, healthy neighbourhoods, or development criteria for the relevant land use designations.

The site is within Site and Area Specific Policy 509 (SASP 509) applying to Broadview Avenue north of Danforth Avenue. SASP 509 was approved by City Council on June 7, 2016 and therefore constitutes the most recent policy direction of Council and the direction of growth and intensification for this stretch of Broadview Avenue. SASP 509 is currently under appeal at the Ontario Municipal Board.



The applicant for this application is one of the appellants. An Ontario Municipal Board hearing is scheduled for April 9, 2018

SASP 509 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.

The proposed 10-storey development is within Character Area B of SASP 509, which allows 5-storey mid-rise developments with appropriate stepbacks. The proposal is twice the height of the height permissions in SASP 509 and both applications fail to meet the policies of SASP 509 and the policies of the Official Plan as a whole. As well, the Official Plan Amendment application seeks to undermine the objectives of the *Avenue* designation in the Official Plan and the urban structure of the City.

The proposed 10-storey building is significantly taller than what the Official Plan would permit for new development on the subject property. As such, Planning staff cannot support the Official Plan Amendment or the Zoning By-law Amendment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the applications to amend the Official Plan and the Zoning By-law at 995-1005 Broadview Avenue and 2-4 Mortimer Avenue for the reasons contained in this report.
2. City Council authorize the City Solicitor together with City Planning and other appropriate staff to appear before the Ontario Municipal Board in support of City Council's decision to refuse the application, in the event that the application is appealed to the Ontario Municipal Board.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On June 7, 2016, City Council adopted Site and Area Specific Policy 509 (SASP 509) relating to the Broadview Avenue between Danforth Avenue and O'Connor Drive. SASP 509 was subsequently appealed to the Ontario Municipal Board (OMB). A hearing is scheduled for April 9, 2018.