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## City Council

### Motion without Notice

MM34.39	ACTION			Ward: All
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### **1132 Broadview Avenue - Affordable Housing - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

#### **Recommendations**

Councillor Paula Fletcher, seconded by Councillor Ana Bailao, recommends that:

1. City Council request The Governing Council of the Salvation Army in Canada to engage in meaningful discussions with the City of Toronto about the future development plans for its property located at 1132 Broadview Avenue, through mediation at the Ontario Land Tribunal, especially the important issue of affordable housing.
2. City Council direct the Deputy City Manager Community and Social Services, the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat to immediately reach out to the leadership of the Salvation Army to discuss how their property at 1132 Broadview Avenue can continue to contribute to the social mission of the Salvation Army and City Council request CreateTO to support City staff in this endeavor.

#### **Summary**

On June 7, 2016, the Broadview Avenue Planning Study was adopted by Council as Official Planning Amendment 343 but was appealed to the Local Planning Appeal Tribunal. On August 15, 2018, the Local Planning Appeal Tribunal approved Official Planning Amendment 343 except for three sites, one being the Salvation Army site located at 1132 Broadview Avenue.

In addition to appealing Official Planning Amendment 343, the Salvation Army submitted its own application to amend the City of Toronto Official Plan. Therefore, the Salvation Army has two appeals before Local Planning Appeal Tribunal, one for Official Planning Amendment 343 and one for its site-specific application.

The site-specific application to amend the Official Plan is to redesignate the lands from Neighbourhoods to Mixed Use Areas and for a site specific policy to apply to the site that would amend Official Planning Amendment 343 and would permit an 11-storey building, provided that a) the tallest portion of the building is located at the southeast portion of the site with the heights stepping down to 4-storeys to the north and west; b) a generous frontage yard setback along Broadview Avenue frontage; and c) the heritage Coach House building to be conserved. A rezoning application has not been submitted for this site.

The City and the Salvation Army have scheduled two days of mediation at the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) in June. In addition to discussing issues such as height, density, rental housing and heritage, the issue of affordable housing should also be discussed at this mediation.

### **Background Information (City Council)**

Member Motion MM34.39