

## **838, 840, 842, and 844 Broadview Avenue - Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report**

**Date:** November 3, 2021  
**To:** Toronto and East York Community Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** Ward 14 - Toronto-Danforth

**Planning Application Number:** 21 204171 STE 14 OZ and 20 133235 STE 14 OZ

**Current Uses on Site:** low rise commercial and low rise semi-detached residential buildings with surface parking.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 838, 840, 842, and 844 Broadview Avenue. The application proposes the demolition of the existing low rise detached commercial building and the low rise semi-detached residential structures, to facilitate the construction of an 8 storey mixed use building facing both Broadview and Pretoria Avenues. The proposed structure would include 16 affordable rental housing units that would be owned by the City of Toronto and operated by a community non-profit housing group under a long-term lease. An underground Toronto Parking Authority (TPA) lot containing 33 vehicle parking spaces is also proposed.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 838, 840, 842, and 844 Broadview Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## DECISION HISTORY

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### 838 Broadview Avenue Sale History

City Council has approved an Agreement of Purchase and Sale dated July 22, 2021, for the sale of 838 Broadview Avenue to the owners of 840-844 Broadview Avenue on certain terms and conditions including the acquisition of a public parking garage and affordable housing. Please see link to the Delegated Approval Form for further details. <https://www.toronto.ca/wp-content/uploads/2021/07/982e-2021-205838-Broadview-Av.pdf>

At its meeting on December 17, 2019, City Council adopted item PH11.9: Affordable Rental Housing Opportunity at 838 Broadview Avenue, authorizing the City enter in the Agreements of Purchase and Sale with the owner of 840, 842, and 844 Broadview Avenue to acquire up to 16 condominium dwelling units to be developed at 838, 840, 842, and 844 Broadview Avenue. These units will be owned by the City of Toronto and leased to a community non-profit housing group to be operated as affordable rental housing. The new affordable housing is being made available through the sale and development of the City-owned property at 838 Broadview Avenue, alongside the mixed-use development of the adjoining privately-owned properties at 840 to 844 Broadview Avenue. This direction also requested the Chief Planner and Executive Director, City Planning advance a City-initiated Official Plan Amendment (OPA) in the context of an application at 838 Broadview Avenue to support the addition of affordable units. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.9>

The Supplementary Report on Affordable Rental Housing Opportunity at 838 Broadview Avenue dated December 16, 2019 identifies that the 16 affordable units represent approximately 19% of the total proposed number of residential units. Through the development review and community consultation processes, an appropriate site plan and built form will be identified, which will ultimately determine the final number of residential units and amount of retail/commercial space at the site. [Supplementary Report on Affordable Rental Housing Opportunity at 838 Broadview Avenue \(toronto.ca\)](#)

At its meeting of March 31 and April 1, 2016, City Council adopted GM10.9 - Acquisition of 838 Broadview Avenue. The TPA has continued to operate a municipal parking facility at this location along with adjacent commercial units fronting Broadview Avenue. As a part of this authorization, City Council also directed that when the site could be redeveloped, such development would be in keeping with the Broadview Avenue Planning Study. The decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.GM10.9>

At its meeting of November 10, 2015 Toronto and East York Community Council referred a Report from City Planning recommending approval of an application to amend the Zoning By-law to facilitate the construction of 8-storey mixed use building having a gross floor area of 322 square metres of commercial space at grade and 3,186 square metres of residential uses (46 dwelling units) at 838 Broadview Avenue. Council requested the Director, Community Planning, Toronto and East York District, consider reductions in height and density, relocation of site access, and a review of impacts on the adjoining residential properties.

[Agenda Item History - 2015.TE12.6 \(toronto.ca\)](#)

### **Broadview Avenue Planning Study**

At its meeting of June 7, 2016, City Council adopted the City-initiated Site and Area Specific Policy (SASP) 509 through Official Plan Amendment 343 for Broadview Avenue, from Danforth Avenue to O'Connor Drive. The Broadview Avenue Planning Study (BAPS) is intended to guide development on Broadview Avenue, between Danforth Avenue and O'Connor Drive.

The SASP was appealed to the Local Planning Appeal Tribunal (LPAT). On August 15, 2018, the LPAT approved SASP 509 except for three site-specific appeals: 995-1005 Broadview Avenue and 2-4 Mortimer Avenue; 1132 Broadview Avenue; and 954-958 Broadview Avenue and 72 Chester Hill Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.5>

## **THE APPLICATION**

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**Complete Application Submission Date:** Not determined at the date of this report.

### **Application Description**

This application proposes to amend the Zoning By-law for the properties at 838, 840, 842, and 844 Broadview Avenue (the site) to permit the construction of a mixed-use building facing Broadview Avenue to the east and Pretoria Avenue to the south. The proposal is 8 storeys tall (23.8m, excluding mechanical penthouse) consisting of approximately 692 square metres of non-residential gross floor area (GFA) and approximately 6,133 square metres of residential GFA. A total of 87 residential units are proposed: 51 one-bedroom (58.6%); 22 two bedroom (25.3%); and 14 3-bedroom (16.1%). Of these, 16 residential units are proposed as affordable rental units: 11 one-bedroom; three two-bedroom; and two 3-bedroom. The floor space index (FSI) of the proposed development is 4.2 times the area of the lot.

The proposal also includes two levels of underground parking containing 72 vehicular parking spaces. The P1 level of parking would contain 33 vehicle parking spaces and would be designed to TPA standards with the TPA operating the lot and the City owning the strata. The P2 level of parking is to exclusively service the proposed building, and is proposed to contain 39 residential spaces, including 8 electric vehicle spaces, as well as one Type 'A' and one Type 'B' Accessible parking space. A total of 72 bicycle parking

spaces are proposed at and below grade, including 44 indoor stacked bicycle parking spaces at grade, eight outdoor short-term bicycle parking spaces, with the remaining 20 spaces to be underground.

In accordance with the direction from Council, staff are also advancing a City-initiated OPA to support the achievement of affordable housing on the site.

Detailed project information including all plans and reports submitted as part of this application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Reason for the Application**

An Official Plan Amendment is required to amend Chapter 7, Site and Area Specific Policy 509 (BAPS) for the lands at 838, 840, 842, and 844 Broadview Avenue in order to permit the construction of a new midrise development to a maximum height of 8 storeys.

City Council at the December 2019 meeting directed staff to initiate an Official Plan amendment in the context of an application at 838 Broadview Avenue to support the addition of 16 affordable housing units. The Supplementary Report identifies that through the development review and community consultation process, an appropriate site plan and built form will be identified.

The Zoning By-law Amendment Application has been submitted in order to amend City-wide Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 to permit an increase in overall height and density on the site and modify performance standards such as those for height, angular plane, amenity spaces, and parking. Additional amendments to the Zoning By-law may be identified as part of the application review.

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

## **POLICY CONSIDERATIONS/PLANNING FRAMEWORK**

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### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) ("Growth Plan") and, where applicable, the Greenbelt Plan

(2017). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

## **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to an MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

## **Major Transit Station Areas**

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about

a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's are planned for the prescribed densities.

### **Toronto Official Plan Policies and Planning Studies**

The site is located on lands shown as an Avenue on Map 2 of the Official Plan's Urban Structure Map and *Mixed Use Areas* on Map 18 of the Official Plan's Land Use Maps. See Attachment 5 of this report for the Official Plan Land use Map.

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan contains policies related to building complete communities, heritage preservations, community services, transportation and environmental stewardship. The Official Plan also provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital and local improvements. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wager Policy and Labour Trades Contractual Obligations will apply to such work.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Official Plan Amendment 343 (Broadview Avenue Planning Study)**

The site is within the Broadview Avenue Planning Study Area (BAPS) in Character Area A, which extends from Danforth Avenue to a few lots north of Chester Hill Road on the west side, and a few lots south of Browning Avenue on the east side. Character Area A is described as a main street and entry point to the Broadview community due to its proximity to Danforth Avenue and Broadview Subway Station where intensification in the form of mixed-use, mid-rise buildings is anticipated. The BAPS and the associated Urban Design Guideline limit maximum building height at 20 metres or 6 storeys.

## **Zoning By-laws**

840, 842, and 844 Broadview Avenue are zoned Commercial Residential, CR 2.5 (c0.5; r2.5) SS2 (x1578) in City-wide By-law 569-2013. This zone category permits commercial and residential uses and permits mixed use Buildings, Apartment Buildings and Townhouses. The zone provisions limit the combined commercial and residential density to 2.5 times the area of the lot (FSI), with commercial density being no more than .5 times the area of the lot. The maximum height permitted in this zone is 14 metres.

The City's zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The property at 838 Broadview Avenue is zoned Mixed Commercial Residential (MCR) under the former City of Toronto Zoning By-law 438-86 and has not been included in the City-wide Zoning By-law 569-2013. The zone provisions limit the combined commercial and residential density to 2.5 times the area of the lot (FSI), with commercial density being no more than .5 times the area of the lot. The maximum height permitted in this zone is 14 metres.

## **Rental Housing Demolition and Conversion By-law**

Section 111 of the City of Toronto Act, 2006 authorizes City Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition By-law, implements Section 111. Chapter 667 prohibits the demolition and conversion of rental housing units on properties containing six or more residential dwelling units, of which at least one is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

An application for a Section 111 permit has not been submitted by the applicant. A Rental Housing Screening Form submitted by the applicant identified there are less than six dwelling units on the site. The form and number of units are under review; an application for a Section 111 permit will be required if six or more units are on site.



## **Urban Forestry/Environment**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

### **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study and Mid-Rise Performance Standards Addendum;
- Broadview Avenue Urban Design Guidelines;
- Growing Up Guidelines Planning for Children in New vertical Communities;
- Retail Design Manual;
- Best practices for Bird Friendly Glass;
- Best Practices for Effective Lighting;
- Pet Friendly Guidelines; and
- Toronto Accessibility Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

### **Toronto Green Standard (Climate Mitigation and Resilience)**

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

Applications for zoning by-law amendments, draft plans of subdivision and site plan control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.



Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

Information on the Toronto Green Standard may be found at the following link:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## COMMENTS

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As anticipated by the BAPS, the section of Broadview Avenue north of Danforth Avenue and south of O'Connor Drive continues to experience an influx of development interest and applications. The current proposal on this site is the result of evolving thinking on how to advance City building opportunities with an expanded site including the currently City owned 838 Broadview Avenue property and the adjacent properties at 840-844 Broadview Avenue.

In November 2015 City Planning recommended approval of an application at 838 Broadview Avenue for an 8 storey mixed-use building. Although the overall building height at approximately 25 metres exceeded the 20 metres height permission in the BAPS, Planning staff opinion was that this was acceptable in this location. The proposed building incorporated varying stepbacks all through the building height along Broadview Avenue and was set back by 7.5 metres at the rear with a series of setbacks at higher levels to provide transition to the *Neighbourhood* to the west. Additionally, Staff were of the view that the context of this corner site at the corner of Broadview and Pretoria Avenues could accommodate the proposed built form. This sculpting of the building minimizes how the building would look from the street and minimizes shadows on Broadview Avenue and the nearby properties.

The current application proposes a larger 8 storey building on a larger site in an area that has been identified as appropriate for intensification. Included in this proposal is the provision of a TPA lot and 16 affordable housing units that would be owned by the City of Toronto.

Staff will continue to assess whether a Rental Housing and Demolition application would be required and if rental replacement would be required on site.

## ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

## **Provincial Policies and Plans Consistency/Conformity**

Staff will review the proposal to ensure consistency with the PPS and conformity with the Growth Plan (2020) as amended. Revisions may be required to ensure that the proposed development conforms with the Growth Plan (2020), and is consistent with the PPS.

## **Official Plan**

City Planning staff will review and assess the application for conformity with the Official Plan policies.

## **Built Form, Planned and Built Context**

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on applicable Provincial policies; the City's Official Plan policies; the BAPS and associated Urban design Guidelines; and the City's Design Guidelines.

The following preliminary issues have been identified:

- The suitability of the proposed density, height and massing, including setbacks and stepbacks, in relation to the areas existing and planned built form character and scale;
- The suitability of the transition to the *Neighbourhood* to the west;
- The suitability of the proposed street wall condition along Broadview and Pretoria Avenues;
- An assessment of the proposed landscaping on site;
- The appropriateness of a vehicle access on Broadview Avenue;
- The design of the vehicular access and circulation and the location of loading activities;
- An assessment of the proposed streetscape improvements and the design of the public realm; and
- The suitability of the proposed size, location and design of the amenity spaces.

## **Shadow**

Shadow studies were prepared in support of the proposal which show the extent of the shadow from the proposed building on March 21 and September 21. Staff will continue to evaluate the potential shadow impacts of the proposed building.

## **Privacy and Overlook**

Staff will assess the proposed development for any potential adverse privacy and overlook issues with adjacent residential properties, and ensure that they are mitigated.

## **Parking and Loading**

Staff will review whether the vehicular parking supply of 72 spaces, including 33 spaces for the TPA, is adequate. City staff will review the proposed loading and internal parking configuration to determine if the circulation is appropriate. Staff will also review the proposed amount, location and size of accessible vehicular parking spaces.

## **Bicycle Parking**

Staff will review whether the number and location of the proposed bicycle parking is appropriate.

## **Housing**

A Housing Issues Report is required for Official Plan Amendments/Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.

Staff will be requiring further information in the form of a Housing Issues Report in order to determine if a Section 111 permit pursuant to Chapter 667 of the Toronto Municipal Code is required for the existing owner to seek permission to demolish all or part of the existing residential building and if the City's policies related to rental housing apply to this site.

Staff will be assessing the suitability of the size and location of the affordable housing provided on site.

## **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The subject site is located in an area of Archaeological Potential, as identified by the City of Toronto's Archaeological Management Plan. As such, a minimum Stage 1 Archaeological Resource Assessment is required. An Archaeological Assessment has not been submitted by the applicant.

## **Heritage Impact**

While the site does not contain any listed or designated heritage properties, there are properties listed on the City's Heritage Register immediately adjacent and across the street from the site. As part of their review, staff will assess how the proposed new building has been designed to conserve the cultural heritage values and attributes of the adjacent listed buildings and how it has been designed to fit into its existing context.

### **Infrastructure/Servicing Capacity**

The applicant has submitted the following studies which are being reviewed by Engineering and Construction services staff: a Servicing Report and Stormwater Management Report, Hydrogeotechnical Assessment; Geotechnical Study; and a Transportation Impact Assessment.

Staff will continue to assess:

- the Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The proposed vehicular access and circulation through the site will also be reviewed.

### **Toronto Green Standard**

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

### **Additional Issues**

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **NEXT STEPS**

City Planning staff will host a Community Consultation Meeting. City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. A Final Report will proceed to the

Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act, before being considered by City Council for a decision.

## **CONTACT**

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Tel. No. 416-395-7053  
E-mail: Seanna.Kerr@toronto.ca

## **SIGNATURE**

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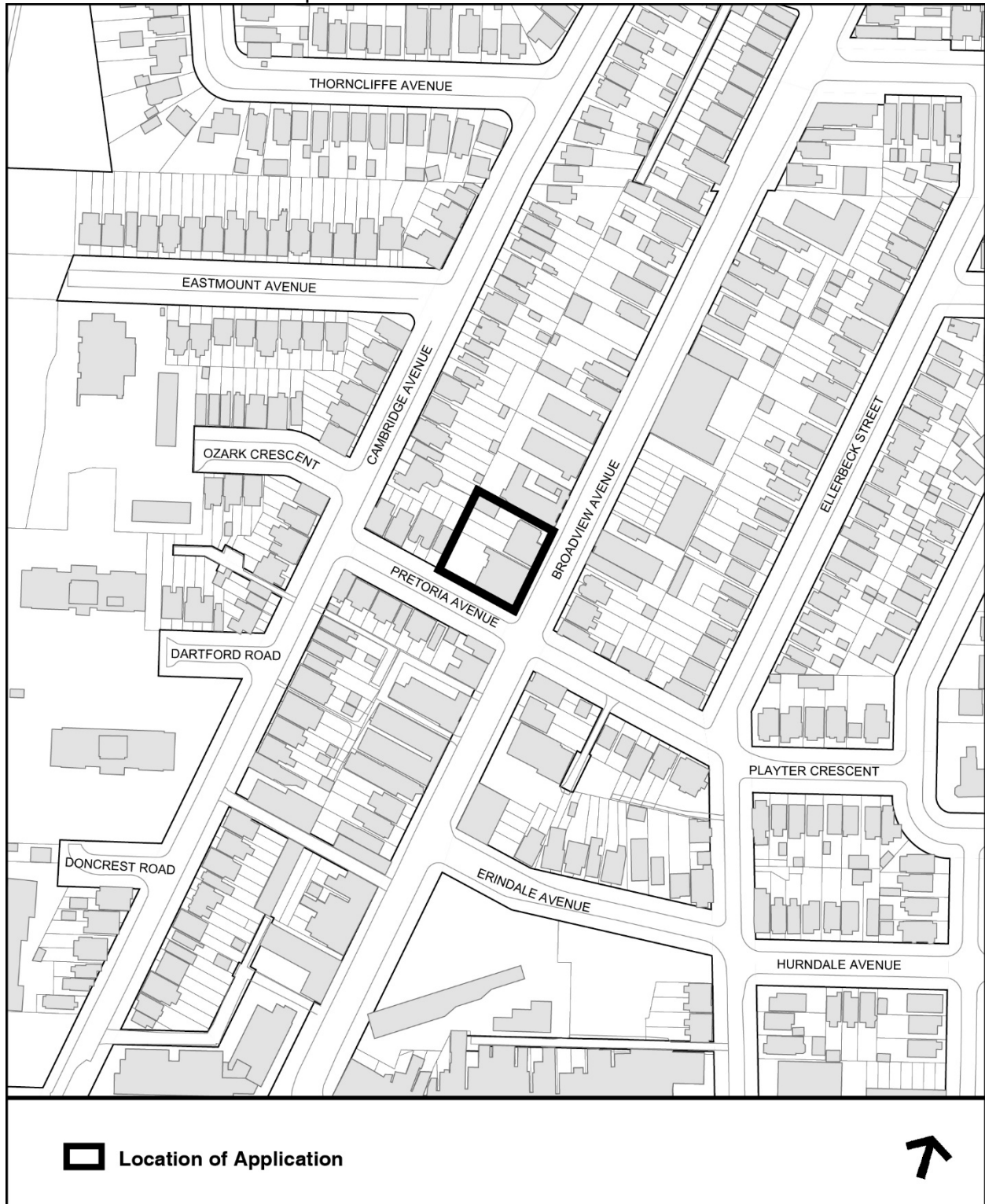
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director  
Community Planning, Toronto and East York District

## **ATTACHMENTS**

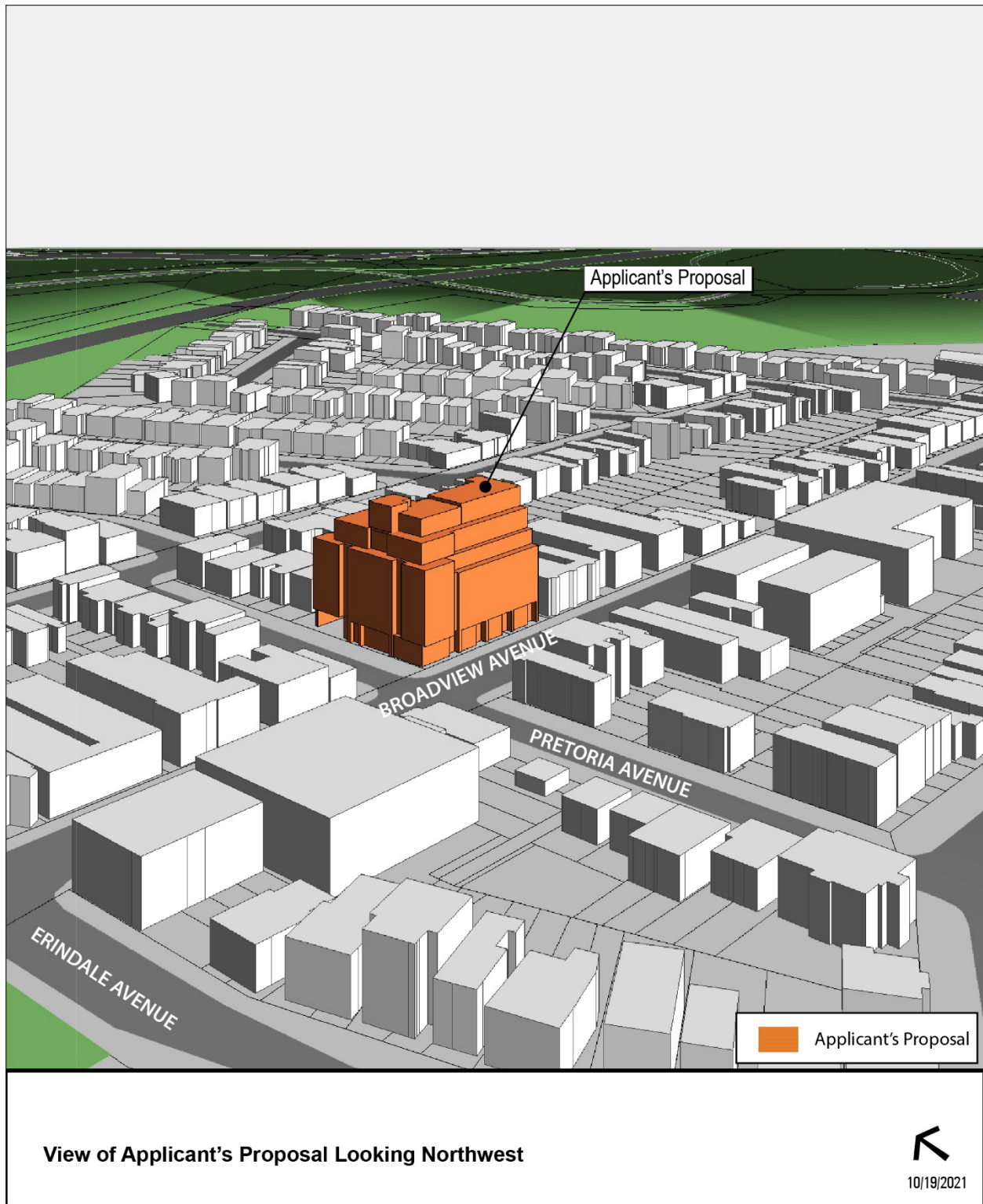
### **City of Toronto Drawings**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context, North West  
Attachment 3: 3D Model of Proposal in Context, South East  
Attachment 4: Site Plan  
Attachment 5: Official Plan Map  
Attachment 6: Zoning by-law Map  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map

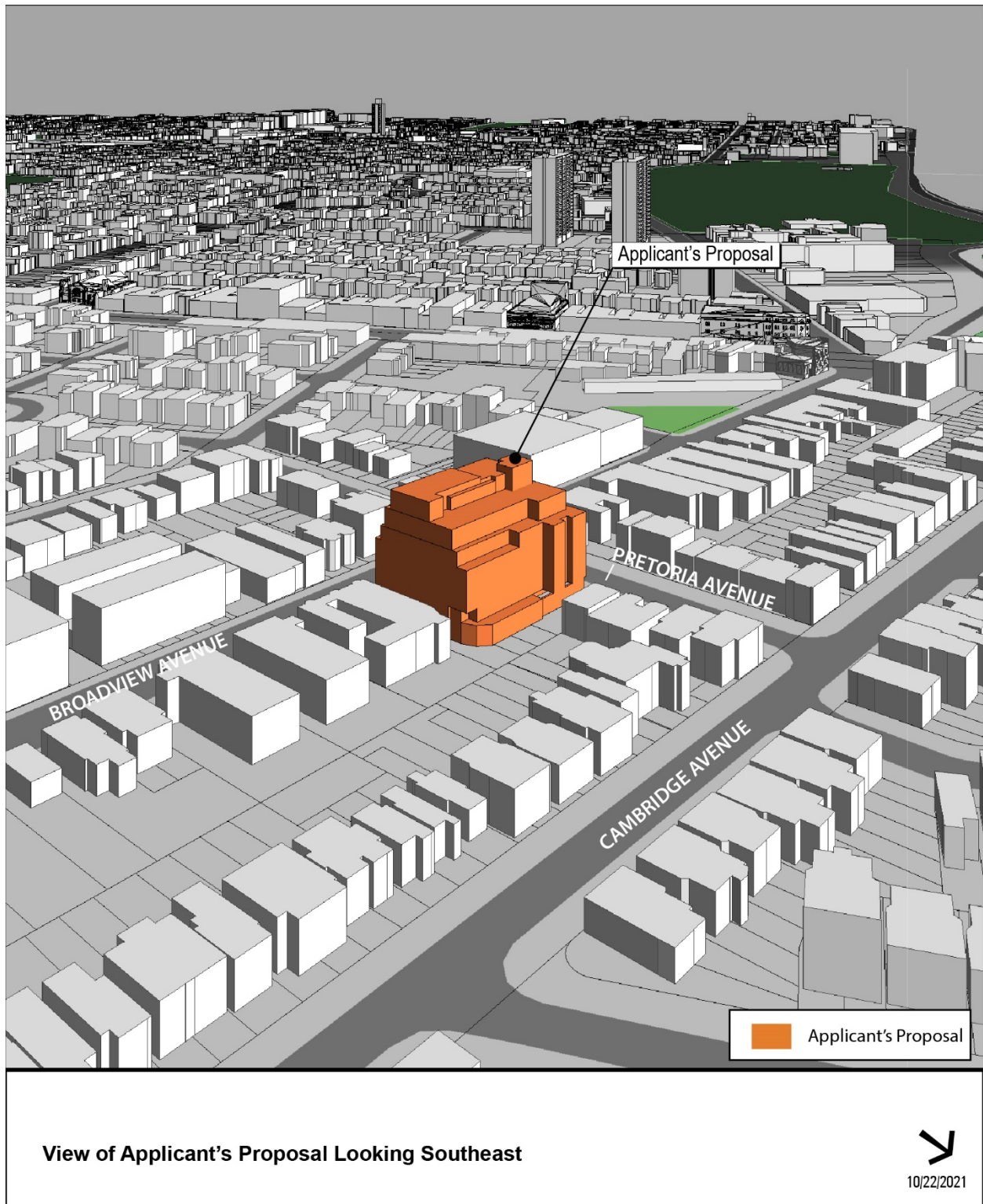


## Attachment 2: 3D Model of Proposal in Context - North West

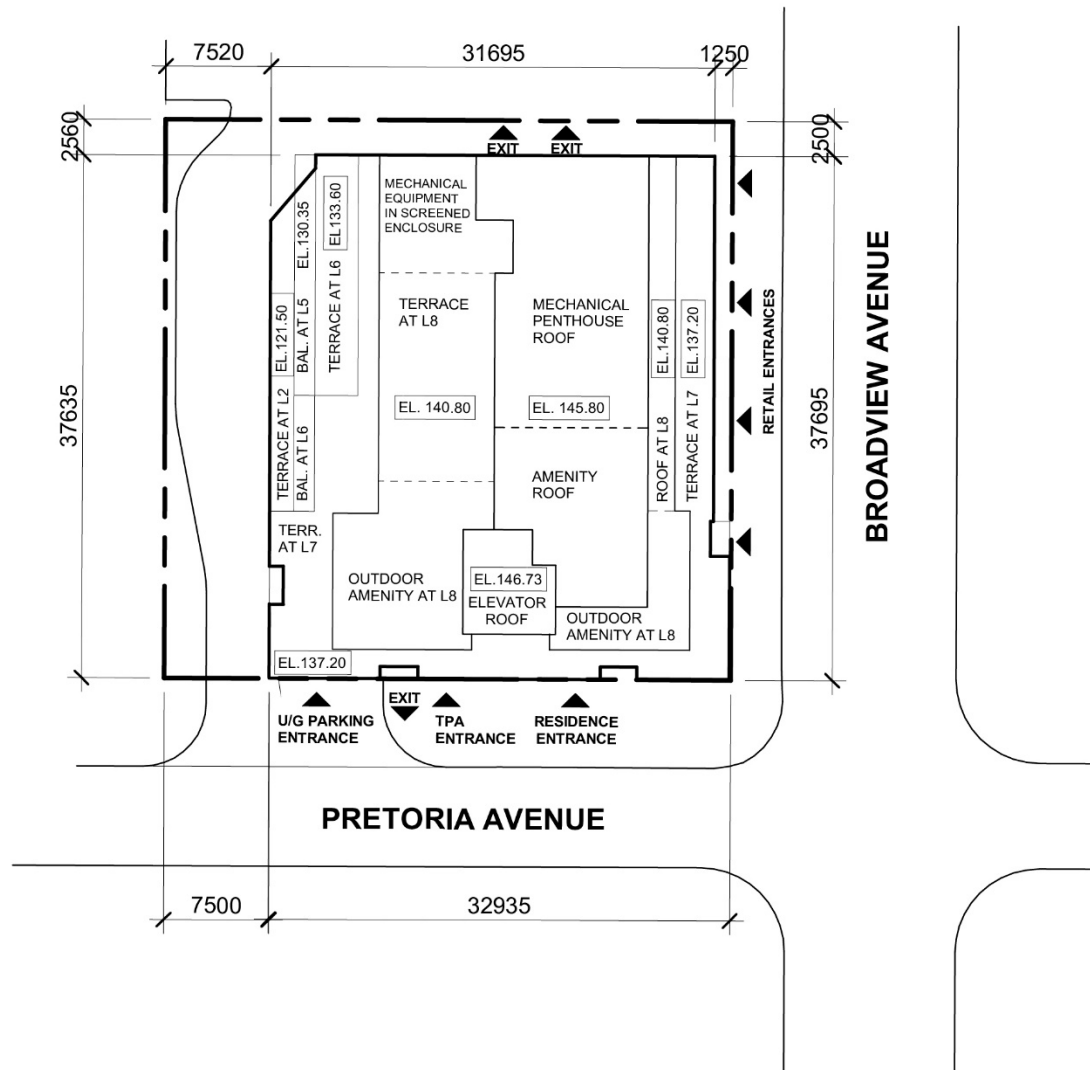




### Attachment 3: 3D Model of Proposal in Context - South East



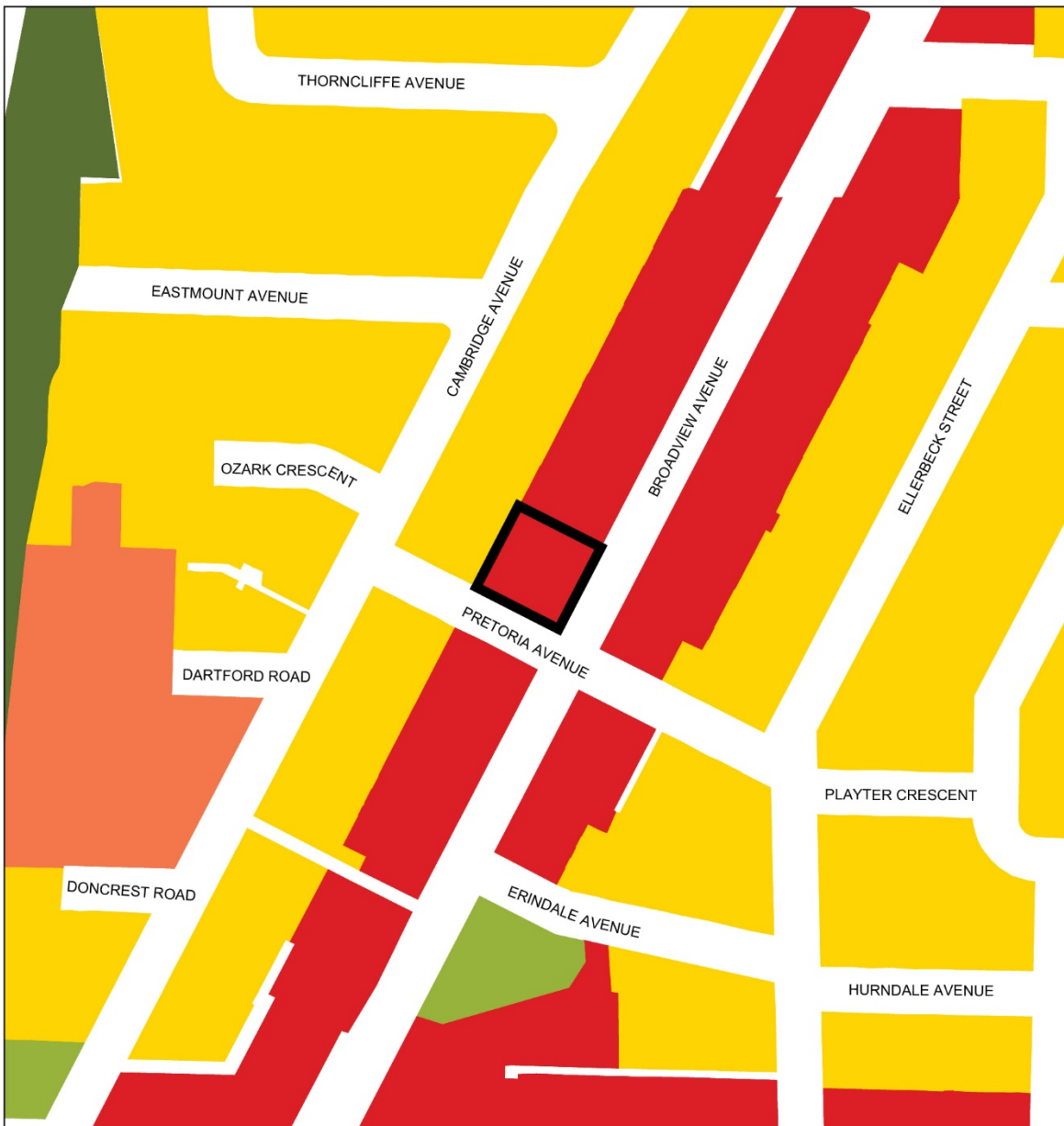
## Attachment 4: Site Plan



Site Plan



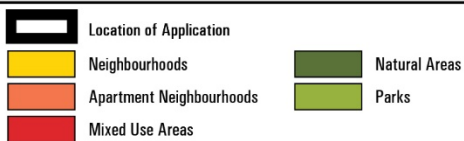
## Attachment 5: Official Plan Map



Official Plan Land Use Map #17

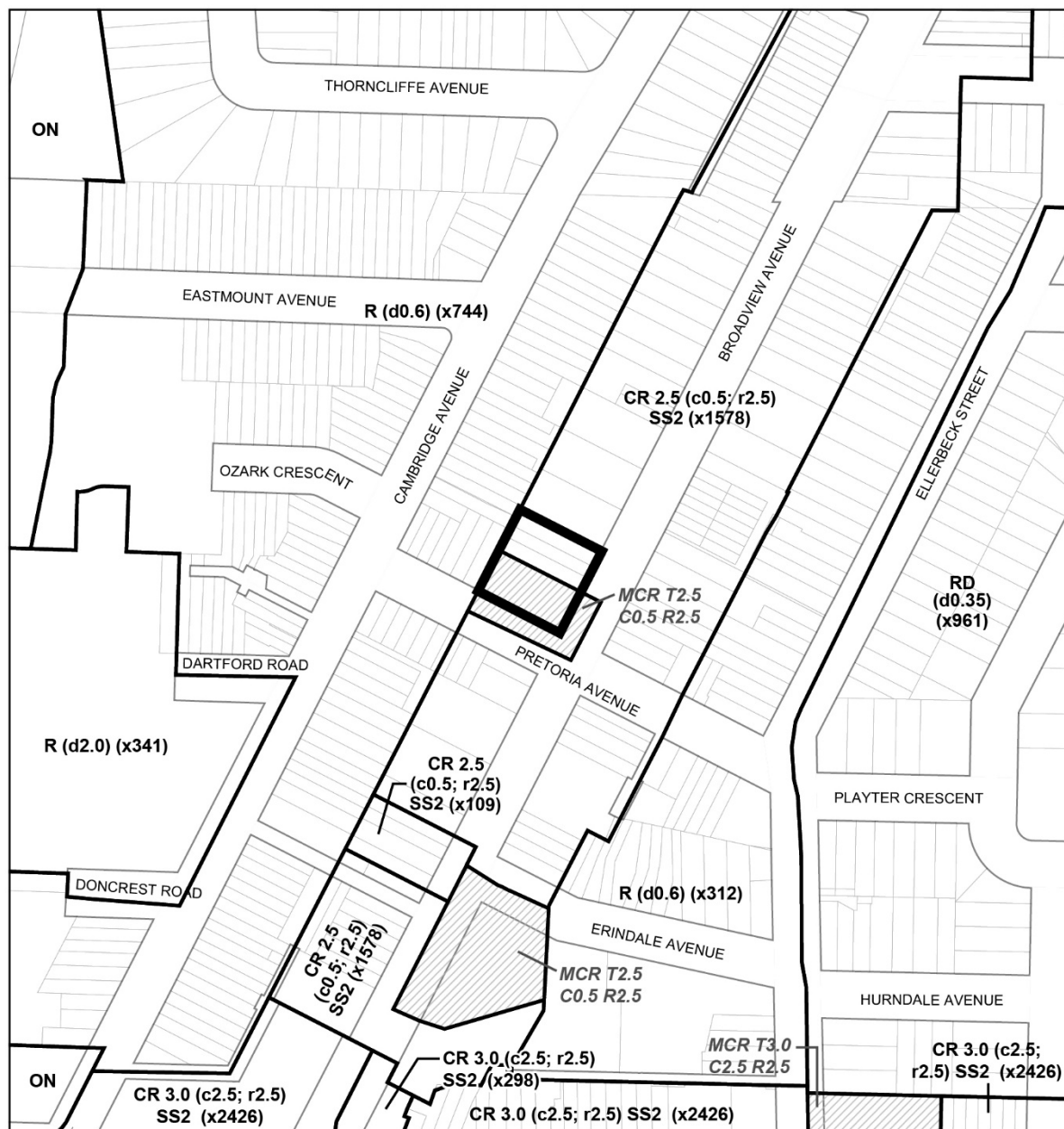
838-844 Broadview Avenue

File # 21 204171 STE 14 02



↑  
Not to Scale  
Extracted: 10/15/2021

## Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

838-844 Broadview Avenue

File # 21 204171 STE 14 0Z



Location of Application

R  
RD  
CR  
ON  
UT

Residential  
Residential Detached  
Commercial Residential  
Open Space Natural  
Utility and Transportation



See Former City of Toronto By-law No. 438-86  
MCR Mixed-Use District



Not to Scale  
Extracted: 10/15/2021

## Attachment 7: Application Data Sheet

Municipal Address: 838-844 BROADVIEW AVENUE Date Received: August 25, 2021

Application Number: 21 204171 STE 14 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment Application to facilitate the development of an 8-storey mixed-use building having a non-residential gross floor 692.13 square metres, and a residential gross floor area of 6133.33 square metres. A total of 87 residential dwelling units are proposed, of which 16 are proposed as affordable rental units.

Applicant	Architect	Owner
WESTON CONSULTING C/O JANE MCFARLANE 268 BERKELEY STREET, TORONTO, ON 416 640 9917	KIRSHENBLATT URBAN ARCHITECTURE 20 BE BOERS DR, SUITE 516, TORONTO, ON	2572344 ONTARIO INC, 20 DE BOERS DR, SUITE 516 and THE CITY OF TORONTO

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	CR2.5 (c0.5; r2.5) SS2	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1,626	Frontage (m):	40	Depth (m):	40
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):			1,149	1,149
Residential GFA (sq. m):			6,133	6,133
Non-Residential GFA (sq. m):	186		692	692
Total GFA (sq. m):	186		6,825	6,825
Height - Storeys:	2		8	8
Height - Metres:			24	24

Lot Coverage Ratio (%) 70.7 Floor Space Index: 4.2

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	6,133	
Retail GFA:	676	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	16	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			16	16
Freehold:				
Condominium:			71	71
Other:	3			
Total Units:	3		87	87

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			51	22	14
Total Units:			51	22	14

#### Parking and Loading

Parking Spaces:	72	Bicycle Parking Spaces:	72	Loading Docks:	1
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