

## **415 Broadview Avenue – Official Plan and Zoning By-law Amendment Applications – Preliminary Report**

Date: May 6, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 14 – Toronto-Danforth

**Planning Application Number:** *21 251348 STE 14 OZ*

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the applications at 415 Broadview Avenue to modify and build on top of the existing heritage church onsite, with a proposed 10-storey addition. Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies in the Official Plan.

Staff are currently reviewing the application. The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications, in consultation 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 415 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.

## THE SITE

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**Description:** The site is at the northeast corner of Broadview Avenue and Simpson Avenue. The site is approximately 2,005 square metres in size and is generally rectangular in shape with approximately 34 metres of frontage on Broadview Avenue.

**Existing Use:** St. John's Presbyterian Church

**Official Plan Designation:** Neighbourhoods

**Zoning:** The Broadview frontage and the majority of the site is zoned R (d1.0)(x7) and the rear of the site zoned R (d0.6)(x736) under the City of Toronto Zoning By-law 569-2013. This zone category permits a range of residential building types as well as a place of worship, provided such meets certain conditions. The maximum permitted height is 10 metres. The maximum density for the Broadview-fronting portion is 1 times the area of the lot, and 0.6 times in the rear.

Former City of Toronto Zoning By-law 438-86 zones the Broadview frontage and the majority of the site R4 Z1.0 and the rear of the site R2 Z0.6. Residential building types and a place of worship are permitted, again to a height of 10 metres and a density of 1 times the area of the lot along Broadview and 0.6 times the area of the lot in the rear.

## THE APPLICATION

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**Notice of Complete Application Issued:** January 26, 2022

**Description:** A 10 storey building adding to, and modifying, the existing heritage church building onsite. 4,893 square metres of residential gross floor area (GFA) are proposed, as well as 683 square metres of non-residential space to be allocated to the church congregation, to a total of 5,576 square metres GFA.

**Density:** 2.78 times the area of the lot.

**Dwelling Units and Amenity Space:** The proposed 60 dwelling units include 7 bachelor (12%), 40 one-bedroom (67%), 8 two-bedroom (13%), and 5 three-bedroom units (8%).

61.9 square metres of indoor amenity space (1 square metre per dwelling unit) and 122.6 square metres of outdoor amenity space (2 square metres per dwelling unit) are proposed.

**Access, Parking and Loading:**

Access to the 2-level underground garage containing 31 parking spaces is planned from the existing driveway on Simpson Avenue, with a Type 'G' loading space using the same access. 60 bicycle parking spaces are also proposed.

**Additional Information:**

See Attachments 2, 3 and 5 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=K2n6J9GzI354xMURtuibOg%3D%3D>

**Reason for Application:**

The Official Plan Amendment application is required to permit the proposed height in the Residential designation. The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; building depth; amenity space provision; and vehicular parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

**Site Plan Control:**

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

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The proposal is not acceptable in its current form. The proposed height, deployment of density, and heritage conservation strategy do not comply with the Official Plan or respond appropriately to the existing and planned context. At this stage in the review, the following preliminary issues have been identified:

- Appropriateness of the heritage conservation strategy;
- Appropriate density and massing, including setbacks, step-backs and transition, in relation to the area's existing and planned context;
- Appropriate height of the building;
- Appropriate amenity space provision;
- Appropriate scale and quality of the public realm, including the proposed Privately-owned, Publicly Accessible Open Space (POPS);
- Appropriate site circulation, vehicular access and loading;
- The provision of affordable housing;
- The provision of on-site parkland;
- Shadowing and pedestrian level wind conditions along Broadview Avenue and Simpson Avenue, and surrounding properties;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines;
- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### **Additional Issues**

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

### **NEXT STEPS**

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City 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. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

### **CONTACT**

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## **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

Attachment 3: Site Plan

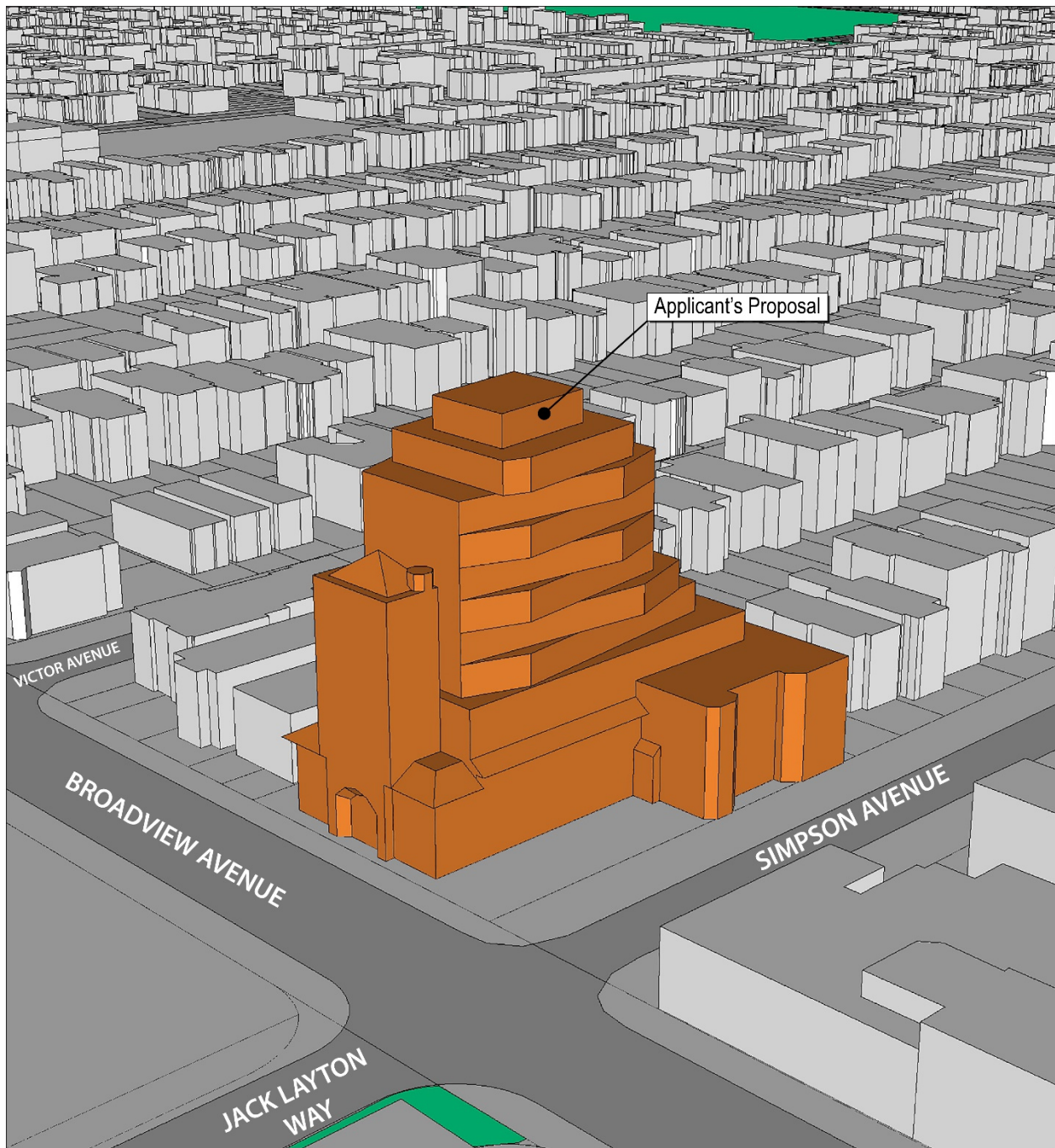
Attachment 4: Official Plan Map

Attachment 5: Application Data Sheet

## Attachment 1: Location Map



## Attachment 2: 3D Model of Proposal in Context



**View of Applicant's Proposal Looking Northeast**



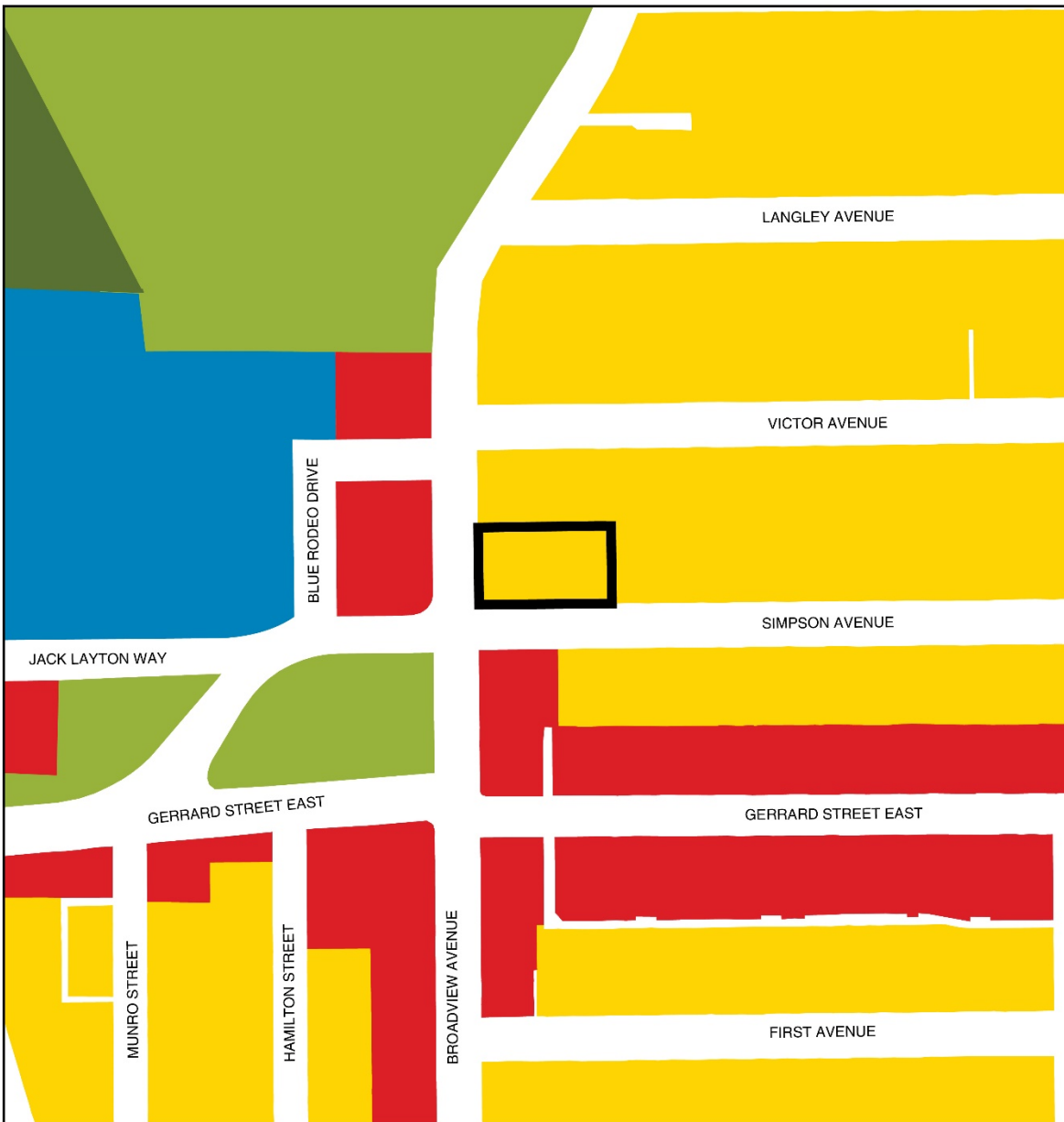
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## Attachment 4: Official Plan Map



Official Plan Land Use Map #18

415 Broadview Avenue

File # 21 251348 STE 14 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Natural Areas

Parks

Institutional Areas



Not to Scale  
Extracted: 01/04/2022

## Attachment 5: Application Data Sheet

**Municipal Address:** 415 BROADVIEW AVE **Date Received:** December 24, 2021

**Application Number:** 21 251348 STE 14 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** A 10 storey building adding to, and modifying, the existing heritage church building onsite. 4,892.98 square metres of residential gross floor area (GFA) are proposed, as well as 683 square metres of non-residential space to be allocated to the church congregation, to a total of 5,575.98 square metres GFA.

|                  |              |                  |                     |
|------------------|--------------|------------------|---------------------|
| <b>Applicant</b> | <b>Agent</b> | <b>Architect</b> | <b>Owner</b>        |
| BOUSFIELDS INC   |              | V + A Architects | PRESBYTERIAN CHURCH |

### EXISTING PLANNING CONTROLS

|                            |                                 |                           |
|----------------------------|---------------------------------|---------------------------|
| Official Plan Designation: | Neighbourhoods                  | Site Specific Provision:  |
| Zoning:                    | R (d1.0)(x7) and R (d0.6)(x736) | Heritage Designation: Y   |
| Height Limit (m):          | 10                              | Site Plan Control Area: Y |

### PROJECT INFORMATION

Site Area (sq m): 2,005      Frontage (m): 34      Depth (m): 59

| <b>Building Data</b>        | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|-----------------------------|-----------------|-----------------|-----------------|--------------|
| Ground Floor Area (sq m):   | 1,074           | 1,074           |                 | <b>1,074</b> |
| Residential GFA (sq m):     |                 |                 | 4,893           | <b>4,893</b> |
| Non-Residential GFA (sq m): | 3,222           |                 | 683             | <b>683</b>   |
| <b>Total GFA (sq m):</b>    | <b>3,222</b>    |                 | <b>5,576</b>    | <b>5,576</b> |
| Height - Storeys:           | 2               | 2               | 10              | <b>10</b>    |
| Height - Metres:            | 9               | 9               | 35              | <b>35</b>    |

Lot Coverage Ratio (%): 53.55      Floor Space Index: 2.78

| <b>Floor Area Breakdown</b> | <b>Above Grade (sq m)</b> | <b>Below Grade (sq m)</b> |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA:            | 4,550                     | 343                       |
| Retail GFA:                 |                           |                           |
| Office GFA:                 |                           |                           |
| Industrial GFA:             |                           |                           |
| Institutional/Other GFA:    | 287                       | 396                       |

| <b>Residential Units by Tenure</b> | <b>Existing</b> | <b>Retained</b> | <b>Proposed</b> | <b>Total</b> |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental:                            |                 |                 |                 |              |
| Freehold:                          |                 |                 |                 |              |
| Condominium:                       |                 |                 | 60              | <b>60</b>    |
| Other:                             |                 |                 |                 |              |
| <b>Total Units:</b>                |                 |                 | <b>60</b>       | <b>60</b>    |

#### **Total Residential Units by Size**

|                     | <b>Rooms</b> | <b>Bachelor</b> | <b>1 Bedroom</b> | <b>2 Bedroom</b> | <b>3+ Bedroom</b> |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained:           |              |                 |                  |                  |                   |
| Proposed:           |              | 7               | 40               | 8                | 5                 |
| <b>Total Units:</b> |              | <b>7</b>        | <b>40</b>        | <b>8</b>         | <b>5</b>          |

#### **Parking and Loading**

Parking Spaces: 31      Bicycle Parking Spaces: 60      Loading Docks: 1

#### **CONTACT:**

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