

389, 391 and 393 Broadway Avenue - Official Plan Amendment – Decision Report - Approval

Date: September 6, 2024
To: North York Community Council
From: Director, Community Planning, North York
Ward: 15 - Don Valley West

Planning Application Number: 24 178628 NNY 15 TM

SUMMARY

The Official Plan Amendment is to redesignate the property known as 391 Broadway Avenue from Neighbourhoods to Parks, to recognize the lands that are being dedicated to the city as public parkland. The Official Plan Amendment would also add 391 Broadway Avenue as 'Existing/Approved Public Park' on Map 21-8 in the Yonge-Eglinton Secondary Plan and add 389 and 393 Broadway Avenue as Park Expansion Areas.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Official Plan, and the Yonge-Eglinton Secondary Plan.

This report reviews and recommends approval of the Official Plan Amendment. The proposed amendment recognizes a planned park and allows for future opportunities for park expansion.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend the Official Plan, for the lands at 389, 391, and 393 Broadway Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 3 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the Official Plan Amendment as may be required.

FINANCIAL IMPACT

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

On February 6, 2024, City Council considered and adopted the recommendations of a Request for Directions Report (Item CC14.5) by City Legal regarding the Ontario Land Tribunal Hearing for 2-20 Glazebrook Avenue. The confidential instructions to staff were adopted as amended by City Council and are now public, which included the following:

1. City Council direct the City Solicitor to consent to the Applicant asking the Ontario Land Tribunal to expand the site of the application to include the lands at 391 Broadway Avenue and provide expanded notice as necessary.
2. Provided the Ontario Land Tribunal allows the applicant to expand the site of the application, City Council approve that in accordance with section 42 of the Planning Act, an on-site parkland dedication, prior to the First Above Grade Building Permit, to be located on the lands at 391 Broadway Avenue to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

A copy of City Council's decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC14.5>

On March 20, 2024, City Council considered and adopted the recommendations of a Request for Directions Report (Item CC16.14) by City Legal regarding the Ontario Land Tribunal Hearing for 1840 Bayview Avenue. The confidential instructions to staff were adopted as amended by City Council and are now public, which included the following:

- g. City Council has considered a City-initiated official plan amendment to amend Map 21-8 of the Yonge-Eglinton Secondary Plan in respect of the properties known municipally as 389 Broadway Avenue, 391 Broadway Avenue and 393 Broadway Avenue to redesignate these properties as Public Park and/or Park Expansion Areas, with such official plan amendment to be presented on or by the October 2024 meeting of City Council.

A copy of City Council's decision can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC16.14>

SITE AND SURROUNDING AREA CONTEXT

Description: The site is rectangular in shape with approximately 33.84 metres of frontage on Broadway Avenue, a depth of approximately 33 metres and a total lot area of 1,103 square metres.

Existing Uses: Each of the three properties has one single detached residential dwelling.

Surrounding uses include:

North: Immediately north of the site are low-rise residential dwellings. Further north is a two-storey commercial building with a pharmacy, bank, grocery store (Whole Foods) and professional services. North of the commercial building is the Mount Hope Catholic Cemetery.

East: Immediately east of the site 1840 Bayview Avenue, which is currently occupied by a gas station and associated convenience store. Also, a 29-storey building is currently proposed and interim approved by the OLT as noted in the Decision History section of this report (Application 22 210813 NNY 15 OZ). Further east is Bayview Avenue.

South: Immediately south are a block of existing townhouse dwellings, where a 31-storey building is currently proposed and interim approved by the OLT (Application No. 22 177066 NNY 15 OZ). Further south includes an 8-storey mixed use building, low-rise residential dwellings, additional commercial uses, a 9-storey apartment building along the east side of Bayview Avenue, and two shopping plazas.

West: Immediately west is a residential neighbourhood comprised of low-rise residential dwellings.

Reasons for Application

As noted in the Decision History section of the report, the subject amendment is directed by City Council. The purpose of the amendment is to designate 391 Broadway Avenue as an Approved Park and to add 389 and 393 Broadway Avenue as Park Expansion Areas to the Yonge and Eglinton Secondary Plan.

THE APPLICATION

The Official Plan Amendment is to redesignate the property known as 391 Broadway Avenue from Neighbourhoods to Parks, to recognize the lands that are being dedicated to the city as parkland through the application at 2-20 Glazebrook Avenue. The Official Plan Amendment will also add 391 Broadway Avenue as 'Existing/Approved Public Park' on Map 21-8 in the Yonge-Eglinton Secondary Plan and add 389 and 393 Broadway Avenue as Park Expansion Areas. Park Expansion Areas are conceptual in nature and intended to expand and improve existing and approved parks over time. The Neighbourhoods land use designation for 389 and 393 Broadway Avenue is not proposed to be changed.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan

All three properties are designated Neighbourhoods on Map 17 of the Official Plan. In the Yonge Eglinton Secondary Plan, the site has the same land use designation as the Official Plan.

Zoning

Under Zoning By-law no. 569-2013, all three properties are subject to the Residential Detached Zone RD (f9.0; a275).

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement and conformity with the Growth Plan. Provincial plans generally encourage the formation of complete communities, including parks and open space for the public. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

The site is designated Neighbourhoods on Map 17 of the Official Plan. In the Yonge Eglinton Secondary Plan, the site has the same land use designation as the Official Plan. Parks and Open Space Areas are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a Green Space System in Toronto. Parks are used primarily to provide public parks and recreational opportunities. For 391 Broadway Avenue, as it is being proposed to be dedicated to the City as parkland, the proposed amendment to the land use map 21-8 of the Yonge-Eglinton Secondary Plan would redesignate the site to the appropriate designation to recognize the intended land use.

For 389 and 393 Broadway Avenue, the Official Plan Amendment will add the sites as Park Expansion Areas on Map 21-8 of the Yonge-Eglinton Secondary Plan. Map 21-8 shows the Parks and Open Space Network Plan and its linkages to adjacent areas. The map is comprised of existing public parks which will be expanded and improved over time by acquiring lands adjacent to public streets and existing parks, identified as Park Expansion Areas, to maximize the perimeter street frontage of the parks, increase their prominence and accessibility and enable enhanced utility and programming. As proposed, the site at 391 Broadway Avenue is limited in size and cannot be adequately programmed as parkland. By adding 389 and 393 Broadway Avenue as Park Expansion Areas, it creates opportunities for 391 Broadway Avenue to expand and to form a larger sized park in the future. The land use designations for 389 and 393 Broadway Avenue are not proposed to be changed. As such, the existing land use permissions for the single detached dwellings will remain until such time when the lands are dedicated to the City.

Open Space/Parkland

In the context of a rapidly growing city, the importance of public parkland being available to enhance and expand the amount of park spaces provided to residents and visitors alike becomes ever more relevant. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. As currently proposed, 391 Broadway Avenue is a narrow and deep lot that, which creates safety and visibility concerns. The small size and narrow configuration of the lot also limits park programming opportunities. Expansion of this parkland will provide more street frontage and help address both issues of safety and programming opportunities in the future.

It is intended that this public park, when ultimately completed, would serve the local community in the area. The expansion of the park can occur through the City purchasing these lands or through other off-site parkland dedications from development in the area if the properties become available in the future. In the interim, the dwelling at 391 Broadway Avenue would be demolished and the land would be conveyed to the City in a base park condition. Upon conveyance to the City, the Parks, Forestry and Recreation Division will work on park programming opportunities for 391 Broadway Avenue.

Community Consultation

A virtual community consultation meeting was held on August 28, 2024, to present and received feedback on the proposal for redesignation. The meeting was attended by City Planning staff and approximately 38 members of the public. Following a presentation by City, staff the following concerns were raised by residents:

- Concerns about how the lands will be acquired in the future;
- Concerns for impact to the property owners; and
- Concerns regarding timing for the construction of the park.

Lands within the Park Expansion Area are to be acquired through parkland dedication. When the opportunity becomes available, the lands can be purchased by a developer for the purpose of parkland dedication, or it can be purchased by the city through direction by Council. In terms of construction of the park, it will be determined in the future once the lands are dedicated to the City.

Conclusion

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Official Plan, and the Yonge-Eglinton Secondary Plan.

This report reviews and recommends approval of the Official Plan Amendment. The proposed amendment recognizes a planned park and allows for future opportunities for parkland expansion.

CONTACT

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SIGNATURE

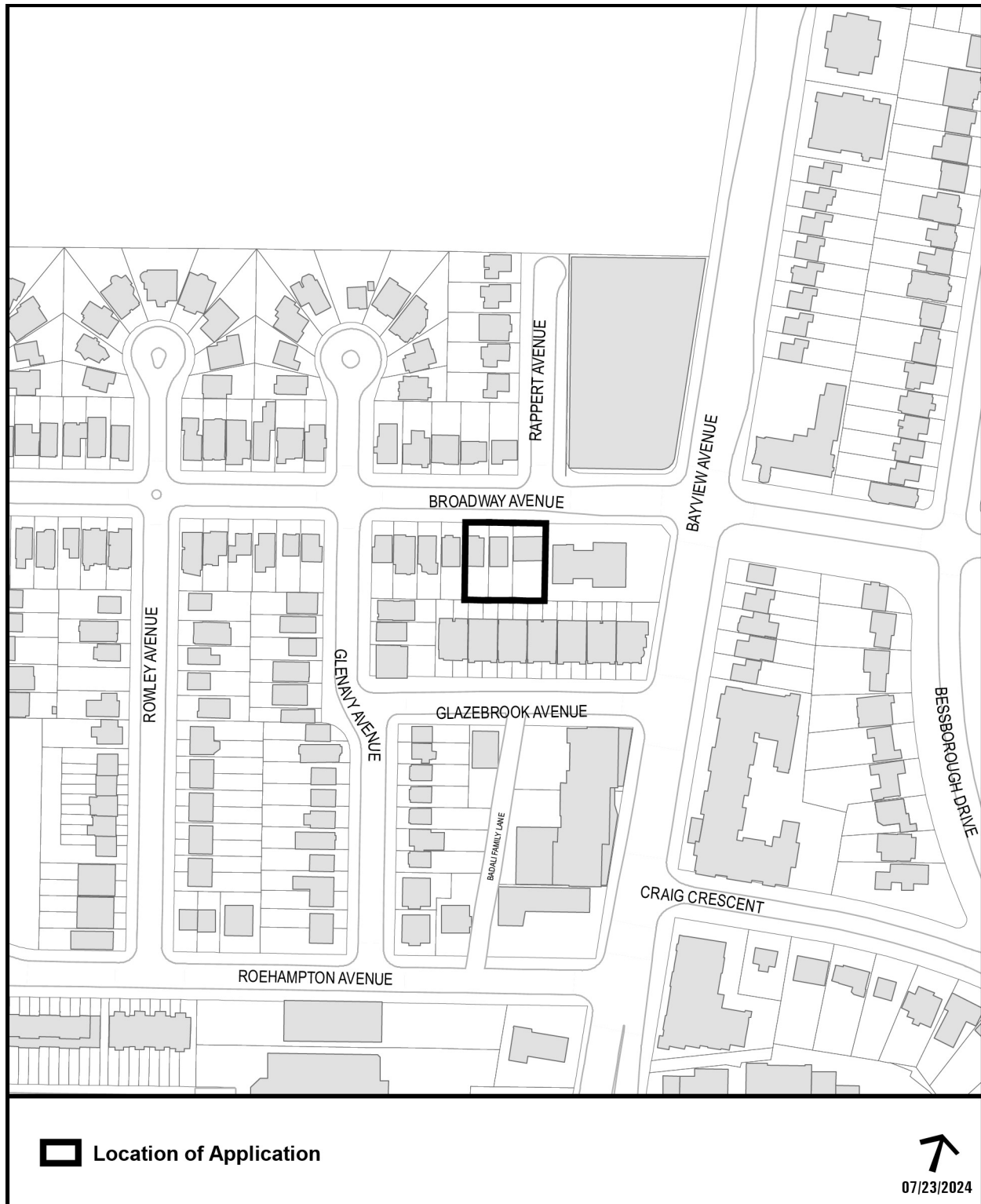
David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

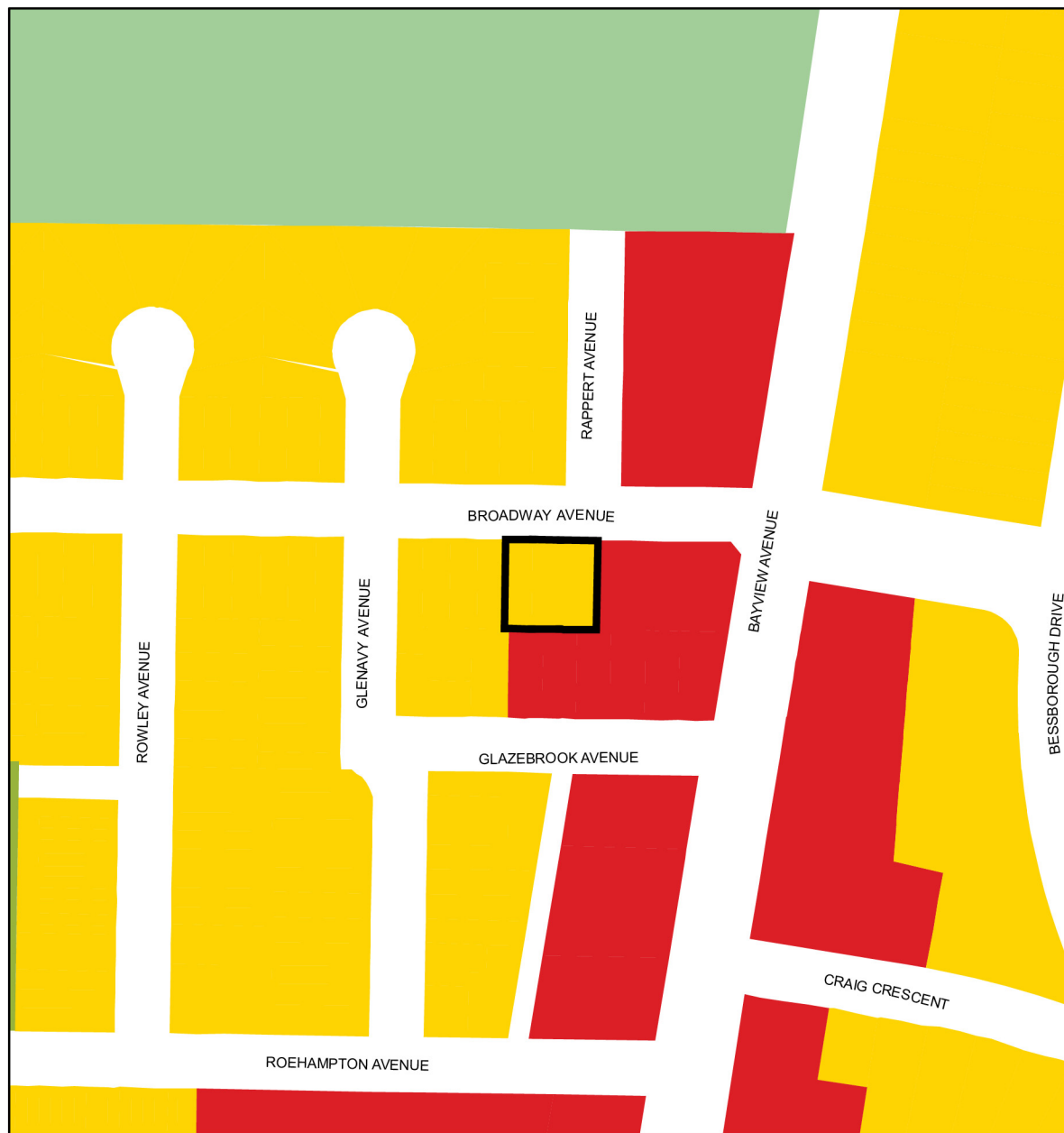
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Draft Official Plan Amendment

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map # 17

389-393 Broadway Avenue

File # 24 178628 NNY 15 TM



Location of Application



Neighbourhoods



Mixed Use Areas



Parks



Other Open Space Areas



Not to Scale
Extracted: 07/23/2024

AMENDMENT NO. ~ TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
389, 391, AND 393 BROADWAY AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally in the year 2023 as 391 Broadway Avenue from *Neighbourhoods* to *Parks* as shown on the attached Schedule 1.
2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-8, Parks and Open Space Network Plan, is amended by adding the lands known municipally as 391 Broadway Avenue as *Existing/Approved Parks*, as shown on the attached Schedule 2.
3. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-8, Parks and Open Space Network Plan is amended by adding the lands known municipally as 389 Broadway Avenue and 393 Broadway Avenue as *Park Expansion Areas*, as shown on the attached Schedule 2.

Schedule 1



Official Plan Amendment #

Proposed revisions to Land Use Map 17 to redesignate lands from Neighbourhoods to Parks

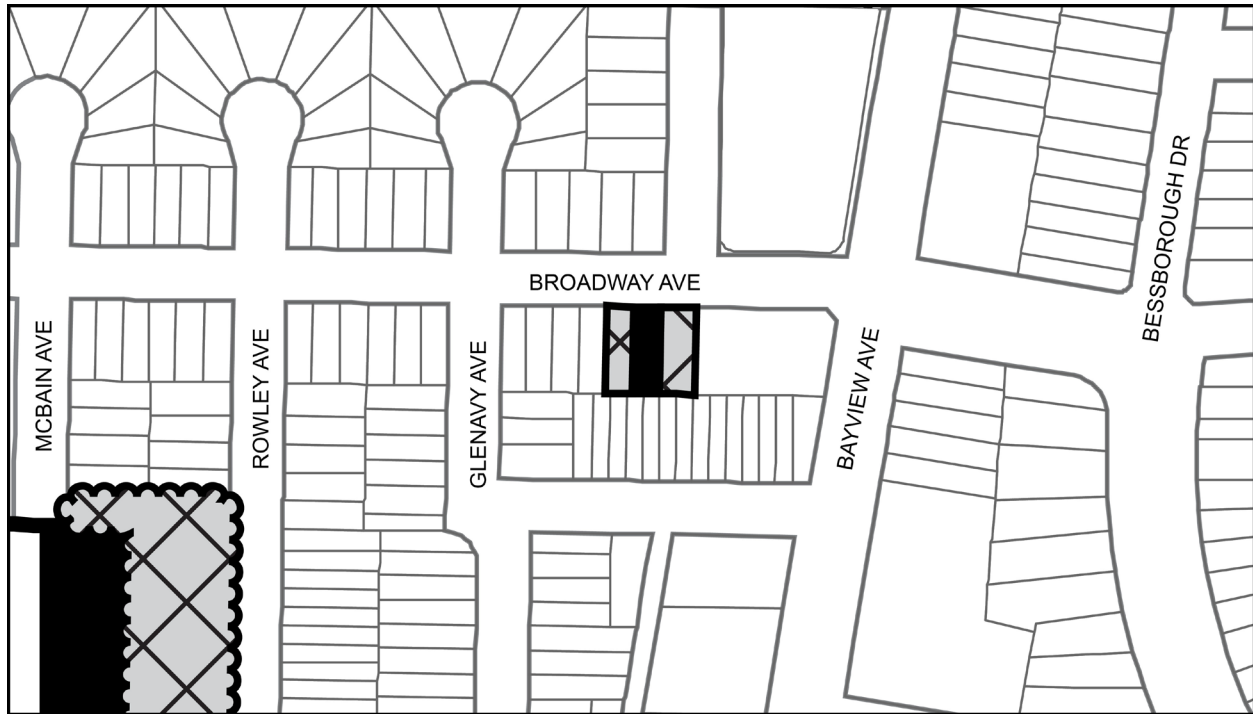
389-393 Broadway Avenue

File # 24 178628 NNY 15 TM



07/24/2024

Schedule 2



Yonge-Eglinton Secondary Plan
MAP 21-8 Parks and Open Space Network Plan

- Secondary Plan Boundary
- Existing/Approved Public Parks
- ▨ Park Expansion Areas

Not to Scale ↗

March 29, 2018