



Barristers & Solicitors

Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

February 5, 2025

Our File No.: 211870

Via Email

City of Toronto Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Sylwia Przedziecki (councilmeeting@toronto.ca)

Dear Sirs/Mesdames:

**Re: Item 2025.PH18.5 – Housing Action Plan: Avenues Policy Review – Decision Report
Proposed Official Plan Amendment No. 778**

We are solicitors for 21 Broadview Avenue Inc. and S/D Broadview Avenue Inc. in respect of the properties known municipally as in the City of Toronto as 21-61, 69-83 and 85-93 Broadview Avenue (the “**Lands**”). These properties are on the east side of Broadview Avenue between Queen Street East and Eastern Avenue. We are writing on behalf of our client to provide comments regarding the above-noted matter.

Proposed Official Plan Amendment No. OPA 778 (“**OPA 778**”) would apply the *Avenues* overlay on Map 2, Urban Structure to the segment of Broadview Avenue from Danforth Avenue south to Queen Street East, but not to the small segment of Broadview Avenue that runs south to Eastern Avenue and the East Harbour Transit Hub. Our client is requesting that the segment of Broadview Avenue between Queen Street East and Eastern Avenue be added on Appendix 1 of proposed Official Plan Amendment No. 778 (“**OPA 778**”) such that the *Avenues* overlay on Map 2, Urban Structure of the Official Plan would apply.

We understand that the identification of new and extended *Avenues* in OPA 778 was informed by an analysis that considered, amongst other matters, current and planned frequent and higher-order transit, and proximity to lands designated as *Employment Areas*. The above-noted segment of Broadview Avenue meets the criteria identified by City staff in the accompany staff report.

In particular:

- Transit Criteria: While the segment of Broadview Avenue from Queen Street to Eastern Avenue is not currently identified on Official Plan Map 4 (Higher Order Transit Corridors) or Official Plan Map 5 (Surface Transit Priority Network) of the Official Plan, this segment

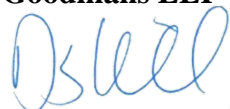
is planned for frequent transit service through the Preferred Design of the Broadview Avenue Extension Environmental Assessment, which was adopted by Council at its meeting on July 19-22, 2022. The Preferred Design for the Broadview Avenue Extension includes a new streetcar route along Broadview Avenue operating in mixed-traffic from Queen Street East south to Eastern Avenue, and then in a dedicated transit right-of-way from Eastern Avenue south to the new East Harbour GO / Ontario Line station and further south into the Port Lands. In addition to this planned frequent transit, this segment of Broadview Avenue is also within 200-300 metres of two under-construction higher-order transit stations: the previously mentioned East Harbour GO / Ontario Line station and the Riverside-Leslieville Ontario Line station.

- Proximity to Employment Criteria: There are no compatibility concerns with intensification along this small segment of Broadview Avenue. Indeed, we note that City Council recently endorsed a settlement that would enable mixed-use intensification along a portion of the east side of Broadview Avenue. None of the properties within this segment of Broadview Avenue are designated as *General* or *Core Employment Areas*. While there are lands designated as *General Employment Areas* within the vicinity, these lands currently feature automotive dealership and repair uses that would not give rise to any significant compatibility issues with mixed use development. Instead, this segment of Broadview Avenue has excellent access to employment opportunities within the East Harbour Transit Hub, as well as commercial and retail facilities along Queen Street East.
- Connection to Other Avenues: Broadview Avenue connects to other existing *Avenues*, such as Queen Street East and Danforth Avenue. Further, and as noted above, the planned Broadview Avenue Extension will enable enhanced transit connections to the East Harbour Transit Hub. As part of approved development along a portion of the east side of Broadview Avenue, the City secured land to enable widening of Broadview Avenue as part of this initiative.

This letter should also be treated as our request to receive notice of any decision of City Council in respect of this matter.

Yours truly,

Goodmans LLP



David Bronskill
DJB/