

# **BROADVIEW PLANNING STUDY**

## Community Consultation Meeting 2

February 2015

# Agenda

- |         |   |
|---------|---|
| 7:00 pm | Introductions, Agenda Review and Welcome  |
| 7:10 pm | Presentation – What We've Heard and Information Assembled to Date   |
| 7:35 pm | Questions of Clarification  |
| 7:50 pm | Small Table Discussions – Our Goals and Vision for the Study Area <ul style="list-style-type: none"><li>▪ Exercise 1 – Character Zones and Study Area Boundary</li><li>▪ Exercise 2 – Our Goals</li><li>▪ Exercise 3 – Our Vision</li></ul> |
| 8:30 pm | Small Table Report Back and Plenary Discussion  |
| 8:55 pm | Wrap-up and Next Steps  |
| 9:00 pm | Adjourn   |

# Background

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- Increasing pressure for redevelopment on Broadview and community concerns regarding:
  - insufficient on-street parking
  - vehicular and pedestrian conflicts
  - a desire to maintain the character of the street/area
- November 2013, City Council direction to initiate the study



## Council Direction

City Council request the Director of Community Planning, Toronto and East York District to commence a planning study in 2014, on the portion of Broadview Avenue which is identified as an *Avenue*, that will address how new development will **complement the existing built form**, identify opportunities for **public realm improvements**, and **plan for the transportation impacts** of new development

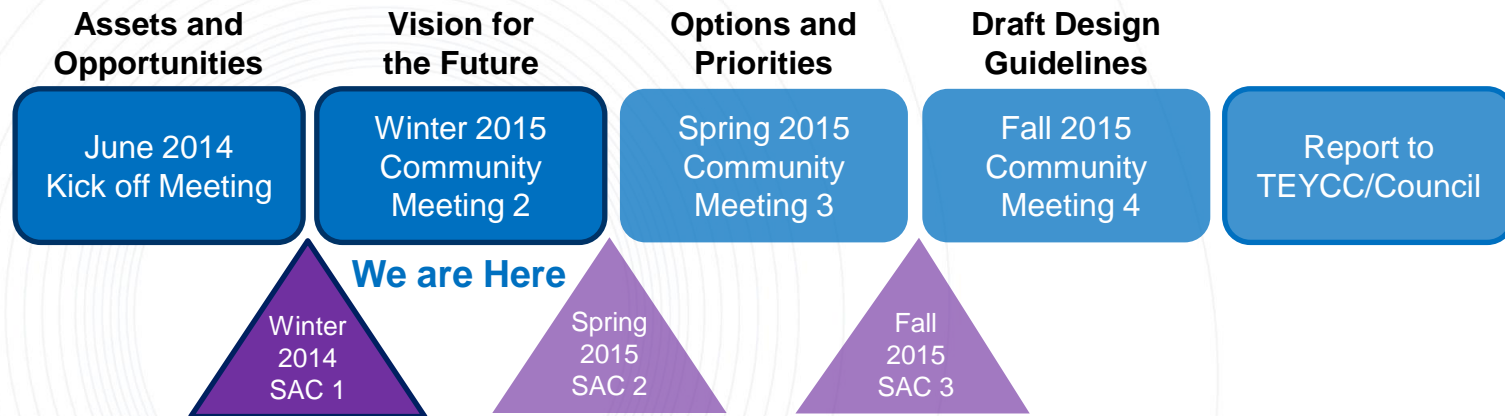




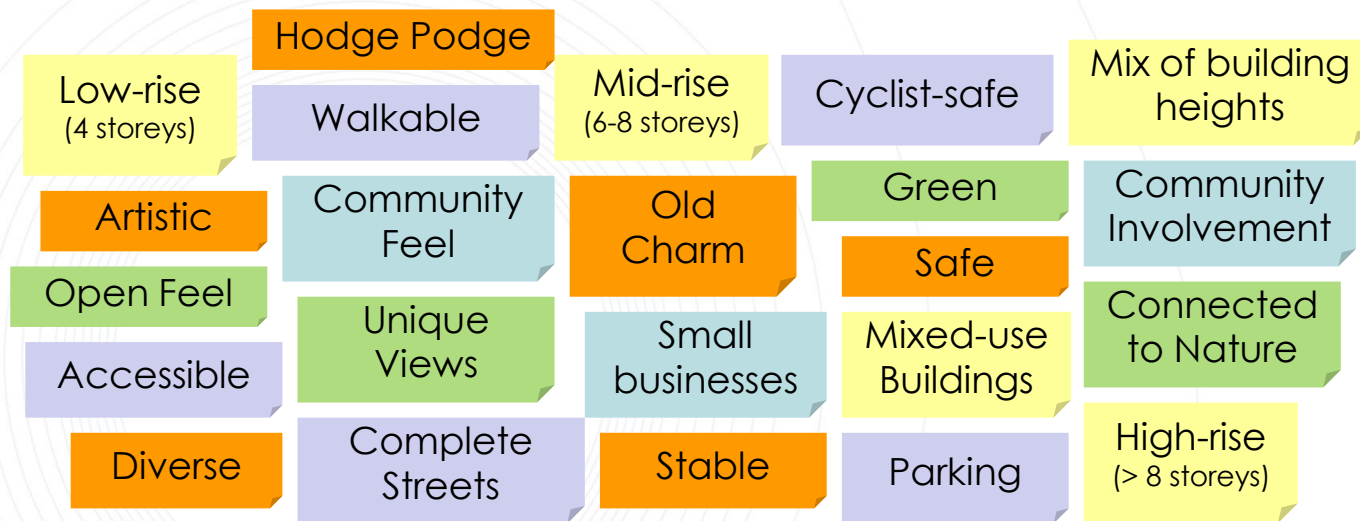
# Meeting Purpose

1. Provide update on study process and timeline
2. Discuss analysis of existing conditions
3. Define a vision for the future of Broadview

# Study Process and Timeline



# What We Have Heard... So Far





# Examples

The background of the slide is a solid dark blue. On the left side, there is a large, faint, light blue graphic. It consists of a series of concentric circles, similar to a ripple effect or a target, with a city-like outline superimposed on the right side of the circles. The outline has several irregular shapes, suggesting a coastline or a city boundary.



# Urban Design Guidelines: Queen Street East

Living In Toronto ▾

Doing Business ▾

Visiting Toronto ▾

Accessing City Hall ▾

[City of Toronto](#) / ... / [Community Planning](#) / [Toronto and East York District](#) / [Queen Street East Visioning Study \(Coxwell Avenue to Neville Park Boulevard\)](#)

**City Planning**

- Developing Toronto
- Community Planning
  - Etobicoke York District
  - North York District
  - Scarborough District
  - Toronto and East York District**
- Strategic Initiatives, Policy & Analysis
- Urban Design
- Transportation Planning
- Zoning & Environment
- Feeling Congested
- Comprehensive to the Core

Toronto and East York District

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## Queen Street East Visioning Study (Coxwell Avenue to Neville Park Boulevard)

In January 2012, Toronto and East York Community Council requested the [City Planning Division to undertake a visioning study of Queen Street East between Coxwell Avenue and Neville Park Boulevard](#). Council directed that study be completed in consultation with the Ward Councillor, local community and other City Divisions. It also directed that the *outcome of the study would be appropriate Design Guidelines* that balance the policies of the Official Plan with the desire of the local community to maintain the existing character of this portion of Queen Street East.

City Council approved the [Urban Design Guidelines for Queen Street East between Coxwell Avenue and Neville Park Boulevard](#) in November 2012.

Context

Community Consultation

Stakeholder Advisory Committee

City Council

### The Visioning Study

The [visioning study](#) will focus on the built form and physical character of Queen Street East within the study area (see map below) and how to accommodate future development. This includes thinking about building envelopes, height and massing, architectural treatment and landscape elements.

**Did you know?**

Contacts


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# Urban Design Guidelines: **Leslieville**



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City of Toronto / ... / Toronto and East York District / Queen Street East Development Portal / Queen Street East / Leslieville Planning Study

City Planning

Developing Toronto

Community Planning

Etobicoke York District

North York District

Scarborough District

Toronto and East York District

Strategic Initiatives, Policy & Analysis

Urban Design

Transportation Planning

Environment

Growing Conversations

Feeling Congested

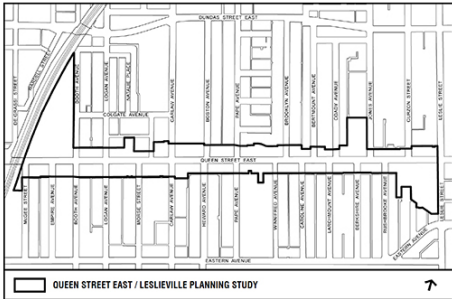
Comprehensive to the Core


Zoning Bylaw 569-2013

Queen Street East Development Portal

Share


## Queen Street East / Leslieville Planning Study





In June 2013, Toronto City Council directed the City Planning Division to initiate a study of Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street. The Toronto City Council decision to authorize the Study is available [here](#).

The purpose of the Study is to create urban design guidelines that are consistent with the policies of the Official Plan and support vibrant, high-quality mixed-use development along Queen Street East. The Study will examine the existing built form and physical character of this portion of Queen Street East and result in design guidelines that provide direction for future development that will respect the area's built character and take into account community objectives.



Queen Street East :

Railway Crossing at Jimmie Simpson Park to Leslie Street

LESLIEVILLE URBAN DESIGN GUIDELINES

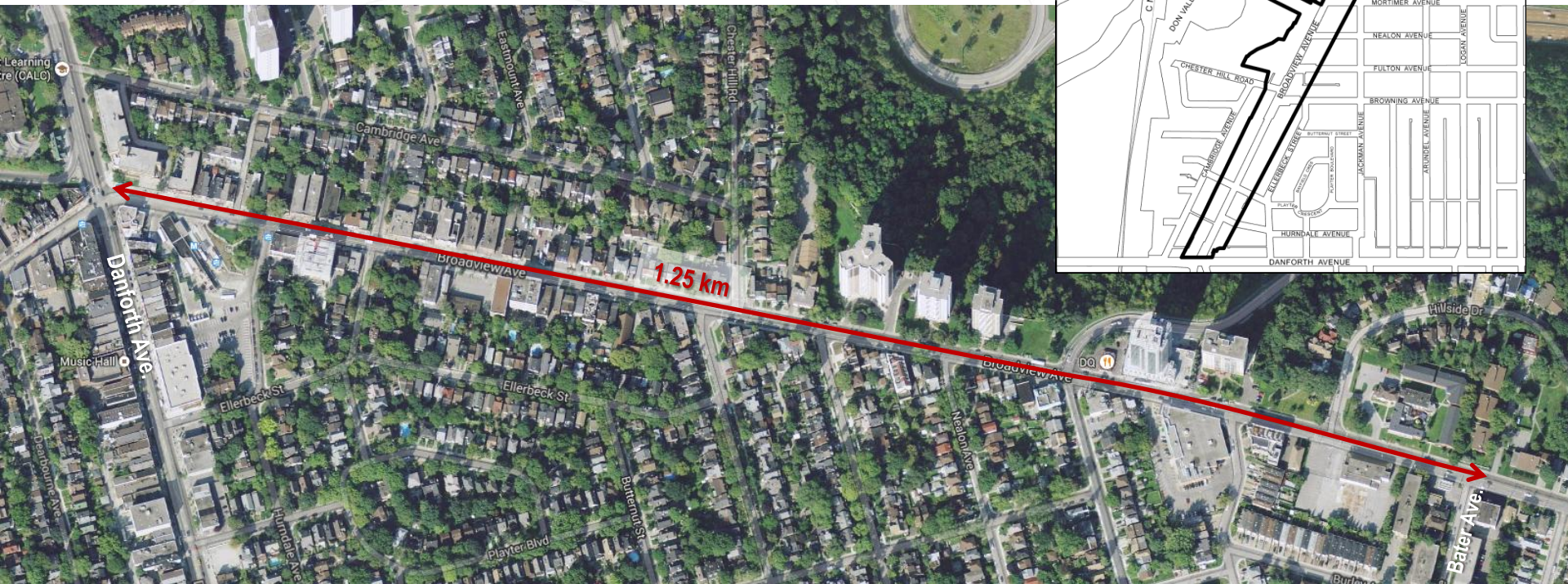
URBAN DESIGN  
GUIDELINES

June 2014

City of Toronto



# Study Area



Properties with frontage on Broadview between Danforth and Batair Avenue

# Existing **Planning** Framework



# Planning Framework

## Avenues:

- The Official Plan directs growth to the Downtown area, Centres, and Avenues
- Avenues are important corridors along major streets where reurbanization is anticipated and encouraged because of existing infrastructure; including transit, retail, and community services

## Mixed-Use Areas:

- Commercial-Residential uses are permitted
- Mid-rise development
- Transition in built form to adjacent neighbourhoods





## Former Borough of East York 6752

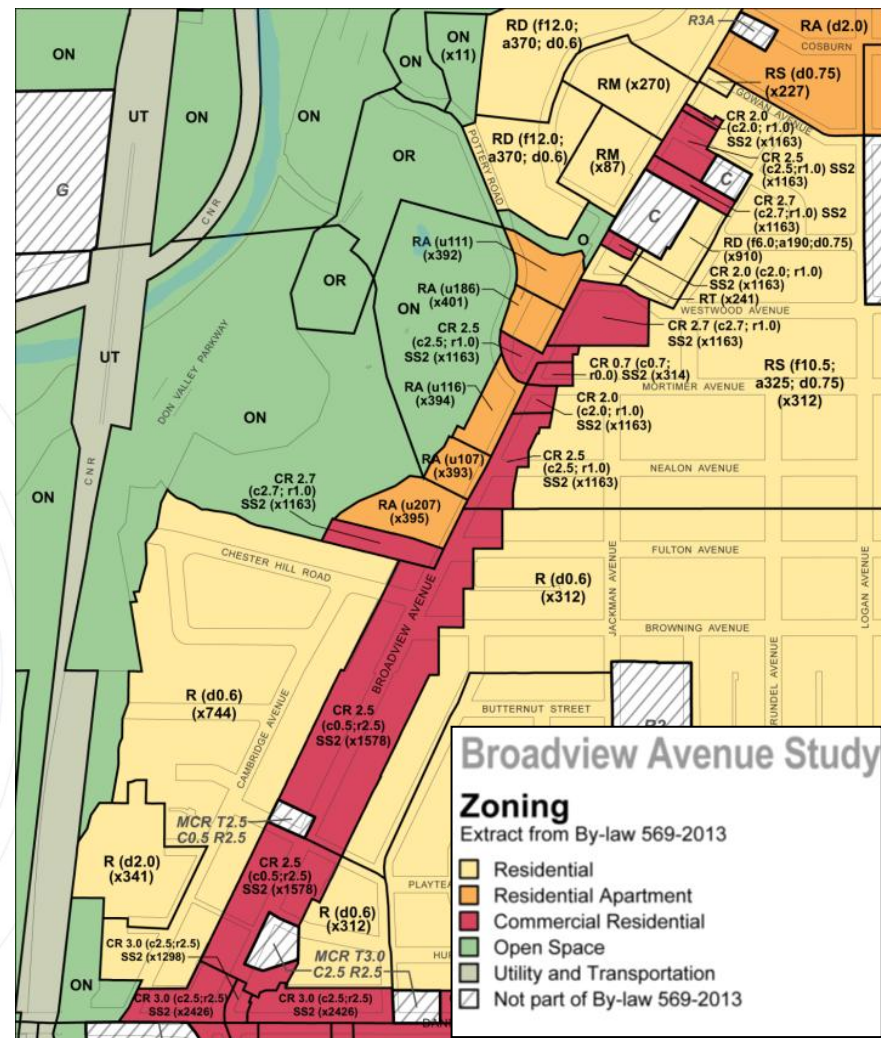
- Residential (low density - high density)
- Commercial (residential /commercial)

## Former City of Toronto 438-86

- Commercial-Residential uses
- 14 m (4 storeys) height limit
- Total density of 2.5 times the lot area

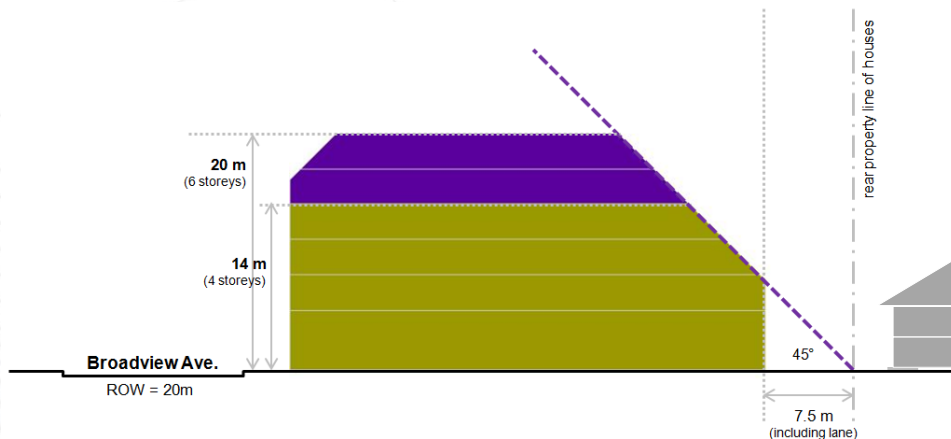
# City-wide Zoning By-law 569-2013

- Under appeal at OMB
- Same permissions as ZBL 6752 & 438-86



# Mid-rise Development

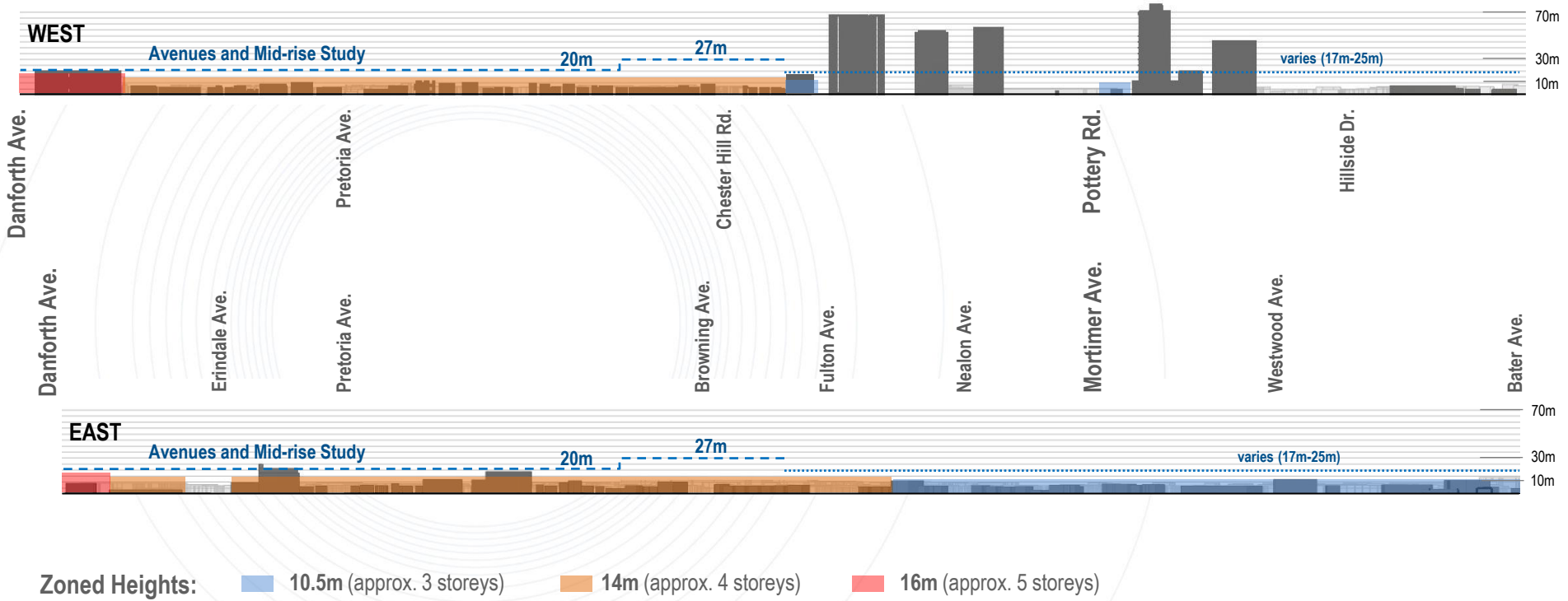
- Study adopted by City Council in 2010
- Building height relates to width of City Right-Of-Way (ROW)
- Allows for 5 hrs of sunlight on the opposite sidewalk
- Stepback of upper storeys
- Rear setback and angular plane requirements



## What is a Mid-Rise building?

Mid-rise buildings are 'in between' scale of buildings, they are bigger than houses but smaller than towers (5-11 storeys subject to other criteria).

# Existing and As-of-right Heights



# Heritage Properties Listed in City's Inventory



1



2



3



4





# PLANNING ANALYSIS

## Complementing Existing **Built Form**

# Lot Configuration

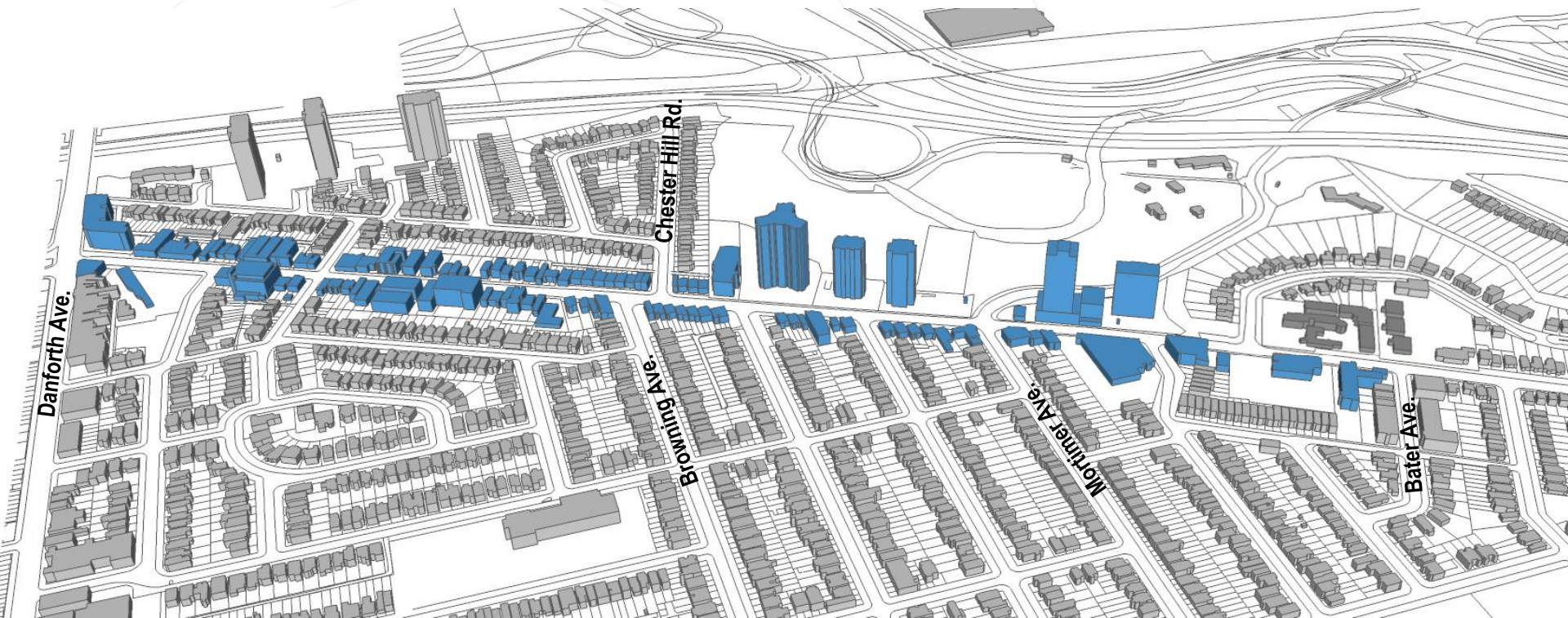




# Building Footprints



# Massing Model





# Existing Uses

- Residential
- Commercial
- Mixed-Use
- Institutional
- Public Transit



# Built Form Samples





# Streetwall

Varying streetwall height (base building height)



**West of Broadview:** Danforth Ave. to Pretoria Ave.



**East of Broadview:** Pretoria Ave. to Browning Ave.

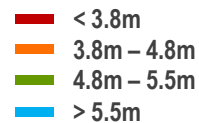
# PLANNING ANALYSIS

Improving the **Public Realm**



# Streetscape

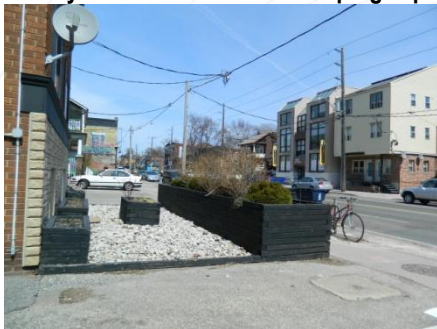
**Boulevard width** (distance from the property line to the street edge/curb, including sidewalk)



# Streetscape

Varying Boulevard widths and Building setbacks

Front yard setback with landscaping in planter boxes



Expansive front yard setback



Zero building setback



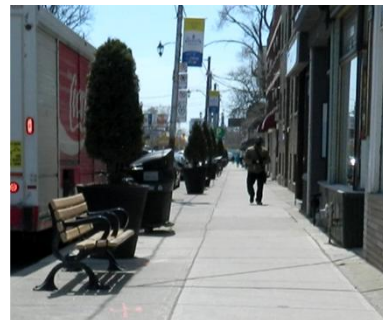
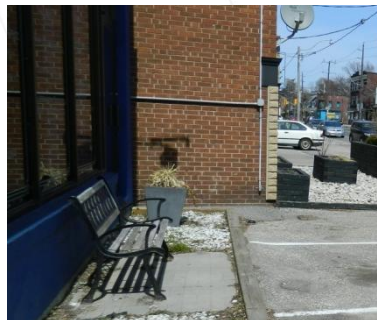


# Streetscape

## Recessed entrances

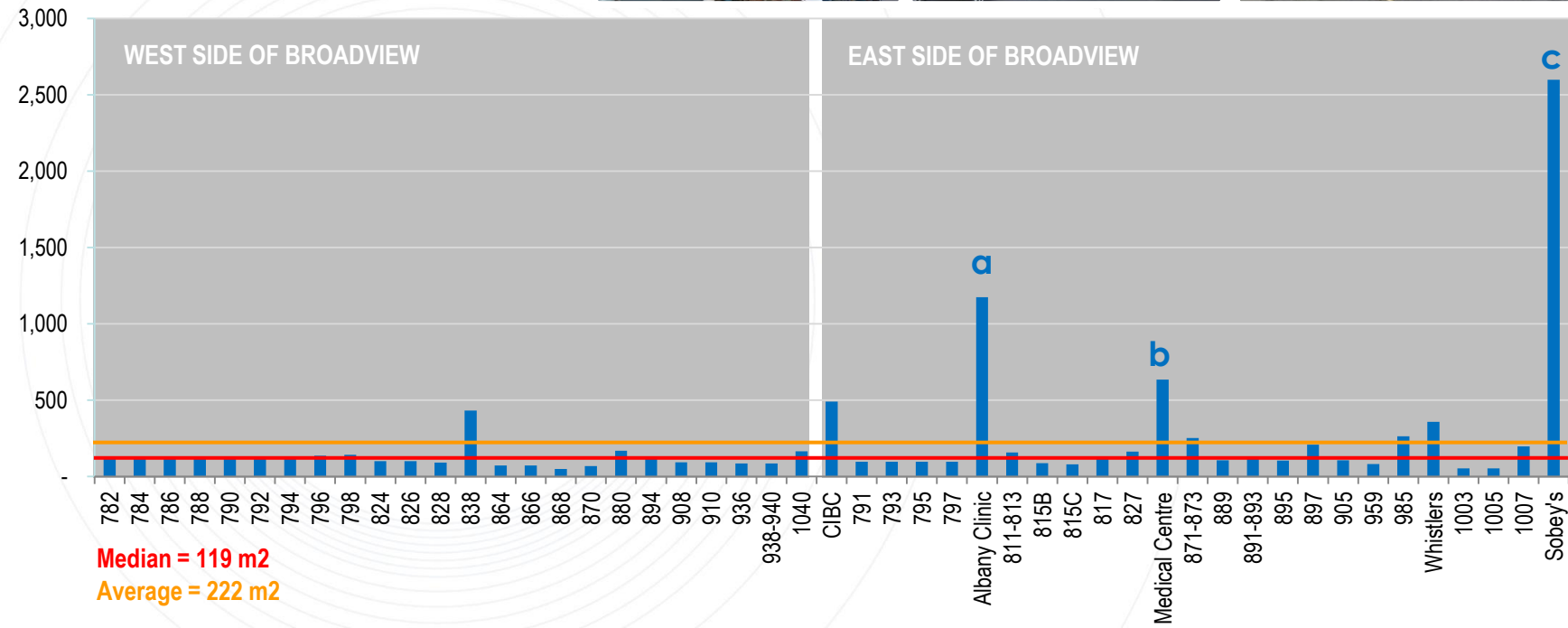
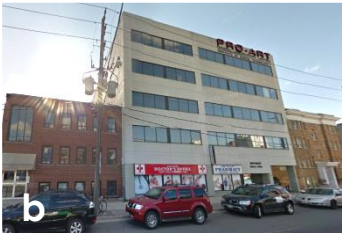


## Seating Areas



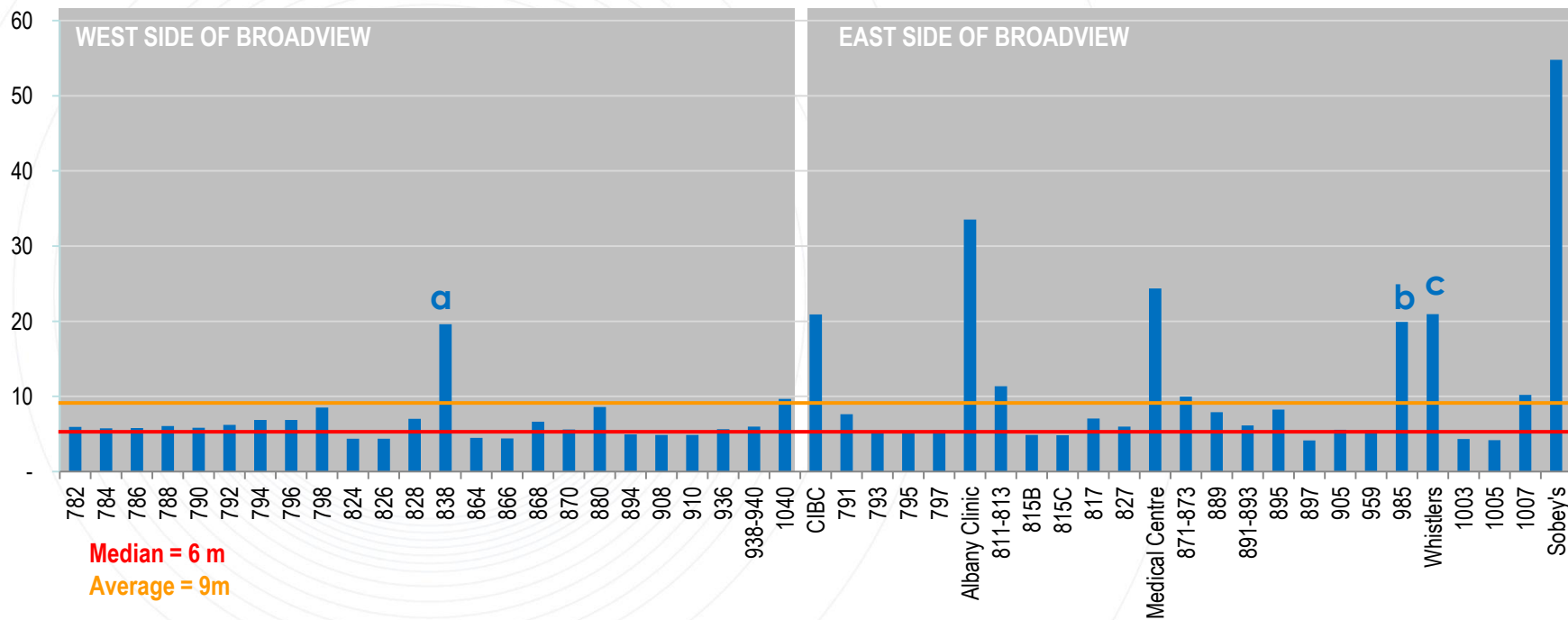
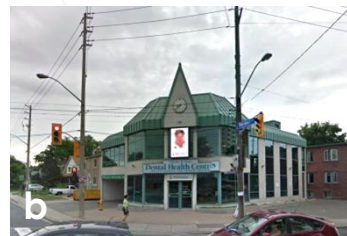
# Retail Size

Ground Floor Area



# Retail Size

Storefront Width





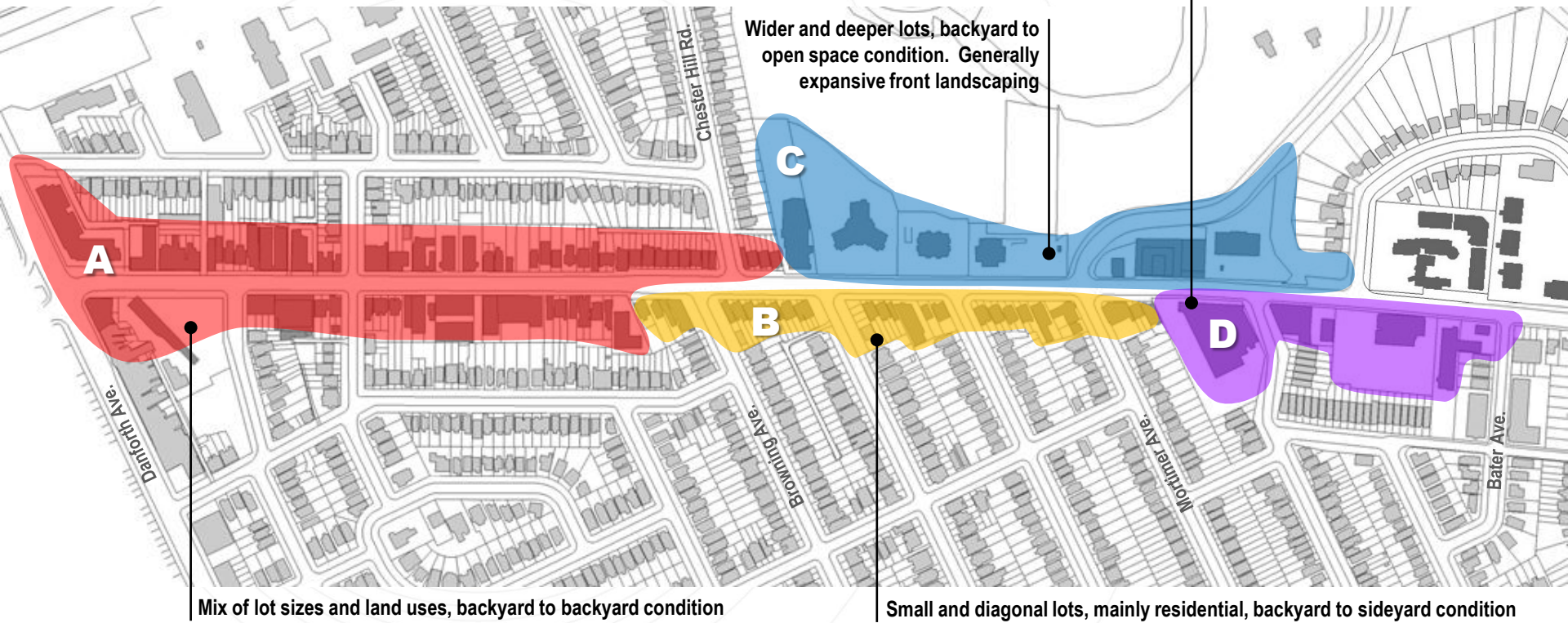
# Existing Parks and Open Spaces

**V** Viewpoints





# Character Zones for Discussion

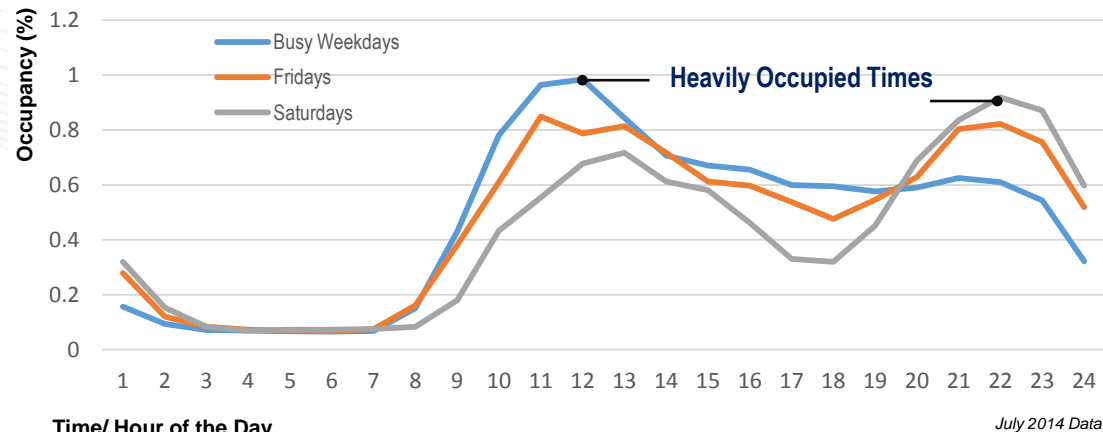


# PLANNING ANALYSIS

## Planning for **Transportation Impacts**

# Parking Inventory and Usage

**Off-Street Green P Parking:** 35 Erindale Ave. (93 spaces – Surface Parking Lot)



## On-Street Parking:

Street	Side	Between	Hours	Max. Period Permitted
Broadview Ave.	West & East	Erindale Ave. & north of Chester Hill Rd. / Browning Ave.	9 am to 4 pm	1 hour
Broadview Ave.	West & East	Chester Hill Rd./Browning Ave. & Bater Ave.	Off-Peak Parking	(3 hours)
Erindale Ave.	South	Broadview Ave. & Ellerbeck St.	8 am to 6 pm	1 hour
Pretoria Ave.	North	Broadview Ave. & Ellerbeck St.	8 am to 6 pm	1 hour



# Vehicle Traffic Growth Rate

## Historical Data:

- Vehicle volumes counts over a 10 year period (AM and PM peak hour)
- Traffic is relatively constant

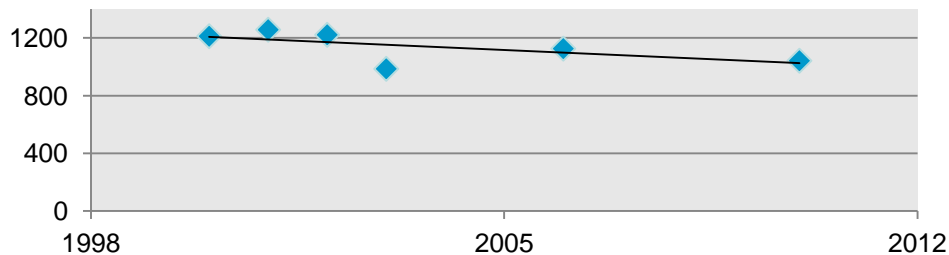
## Current Experience:

- Spot concerns of increased delays

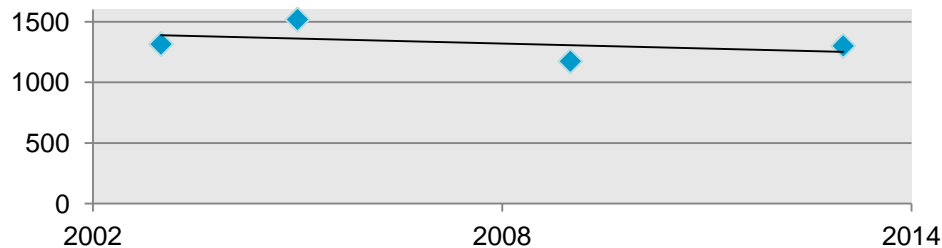
## Future Growth:

- Policy based growth encouraging modal shift
- Improved public realm
- Managing traffic

**Traffic Volume at Petoria: AM PEAK**

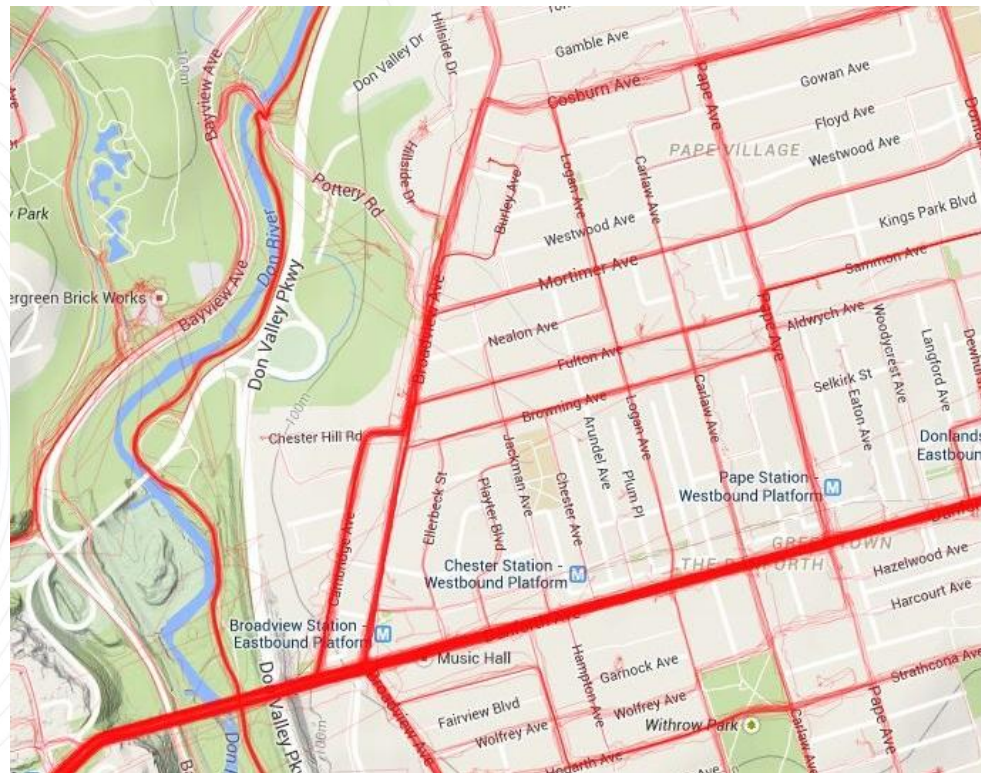


**Traffic Volume Pottery/Mortimer: AM PEAK**



# Bicycle Data: Heat Map

- New bicycle data currently under review tracking raw numbers of bicycle trips
- All streets are cycling streets, some are more intense than others
- Shift in transportation mode choice as people choose to walk or cycle for example with improved infrastructure
- Shift in mode choice results in stabilised vehicle traffic despite increased population density



# Complete Streets

Streets that have been designed to fully accommodate **all street users** – including pedestrians of all ages and abilities, cyclists, transit users, car drivers, emergency and utility vehicles, and goods delivery – as well as space to support social and economic activities.

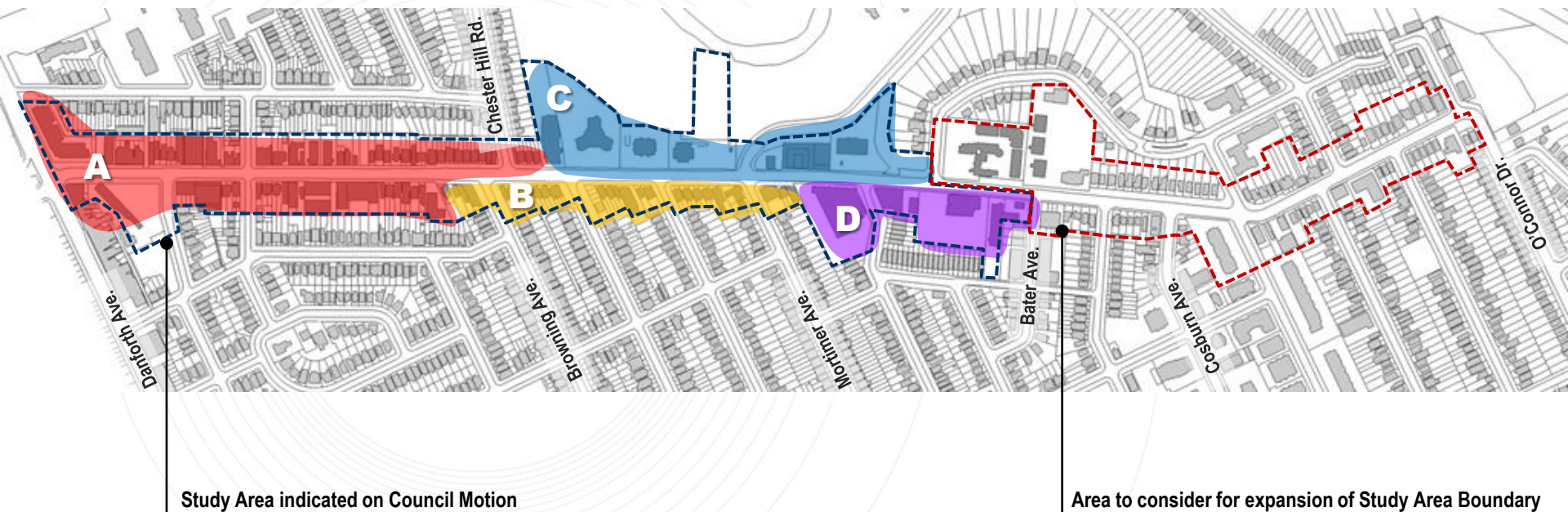




# Small Table Discussions

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## Exercise #1: Character Zones and Study Area Boundary



## Small Table Discussions

### ▪ **Exercise #2: Our Goals**

Six themes have been identified based on the community feedback to date:

- Our Buildings
- Our Streetscape
- Area Character
- Our Community Services
- Our Parks and Open Spaces
- How We Move Around

Pick 3 themes and identify your **top 3 goals** (what you would like to see accomplished or improved) for those themes:



## Small Table Discussions

- **Exercise #3:** Our Vision

Thinking about the study area as a whole, identify **3 key words** that you would use to describe the area in the future.

# THANK YOU

## Questions ?

### CONTACT INFORMATION

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