



# BROADVIEW PLANNING STUDY

## Ward 29



June 2014



PLANNING A GREAT CITY  
**TOGETHER**

# Who we are



# CITY**PLANNING**MISSION

*As leaders and partners in an innovative culture, we build a great city through excellence in planning and influential policy. We implement Toronto's Official Plan for a sustainable, connected city of neighbourhoods where life and business flourish.*

# What We Do

Cities are places where people can live, learn, work, visit and play. Cities offer a wide range of services - schools, parks, health care, stores, restaurants and transportation.

To make this happen City Planning's work program is arranged in two services:

- **City Building & Policy Development**

To improve the built and natural environments, integrate land use and transportation, optimize the City's waterfront assets, enhance access to community services and facilities.

- **Development Review & Implementation**

To ensure desirable development through public consultation and implementing Council policies.



Application Review  
Business Performance & Standards  
Civic Design  
Committee of Adjustment  
Design Review  
Community Policy

Environmental Planning  
Graphics & Visualization  
Heritage Preservation  
Official Plan & Zoning By-law  
Outreach and Engagement  
Public Art

Research & Information  
Strategic Initiatives  
Transit Planning  
Waterfront Renewal

# BACKGROUND

- The portion of Broadview Avenue identified as an *Avenue* in the Official Plan, is facing increasing pressure for redevelopment with recent planning applications and pre-application consultations.
- The community has raised concerns regarding declining business activity, insufficient on-street parking, vehicular and pedestrian conflicts and a desire to maintain the character of the street/area.



# PURPOSE

- The purpose of the study is to build upon the Avenues and Mid-Rise Building Study in order to **update the vision and priorities** for the area.
- This will be accomplished by **consulting with residents, stakeholders, businesses, community associations** in the area, and reviewing the local planning context and character of the Avenue.
- The study will develop **area-specific development/design guidelines** for all future planning applications.



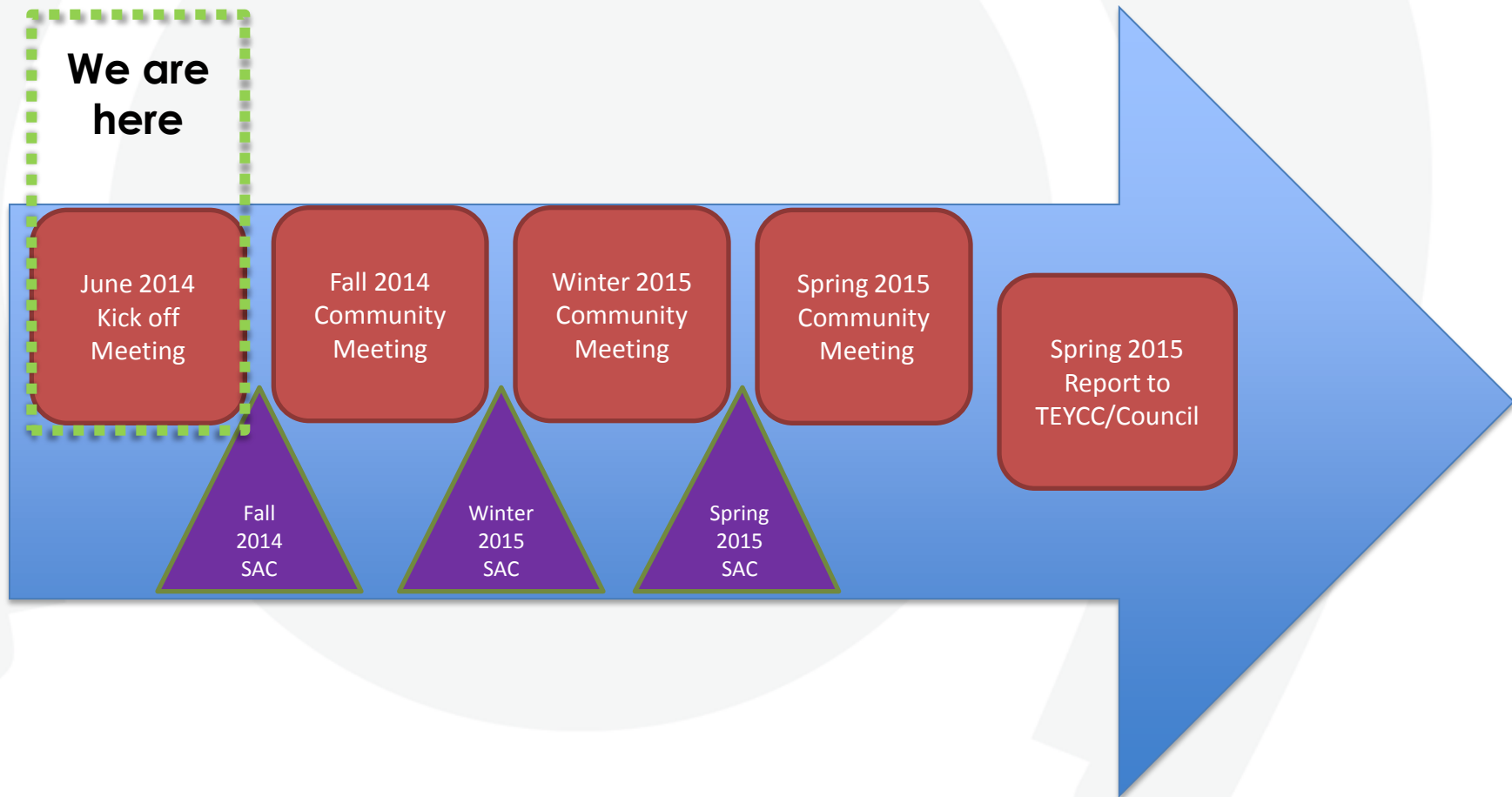


# OBJECTIVES

- **Create guidelines** that support a **vibrant mixed-use community**.
- Achieve a **high quality built form** and **public realm**.
- Promote a **unique identity/character** for the area.
- Provide clarity on the **form of development** that may be permitted on **larger sites**.
- Develop **transportation planning principles/vision** that will improve current conditions and support future development. The study may identify issues that can be addressed locally and other broader geographic issues that may require further study.



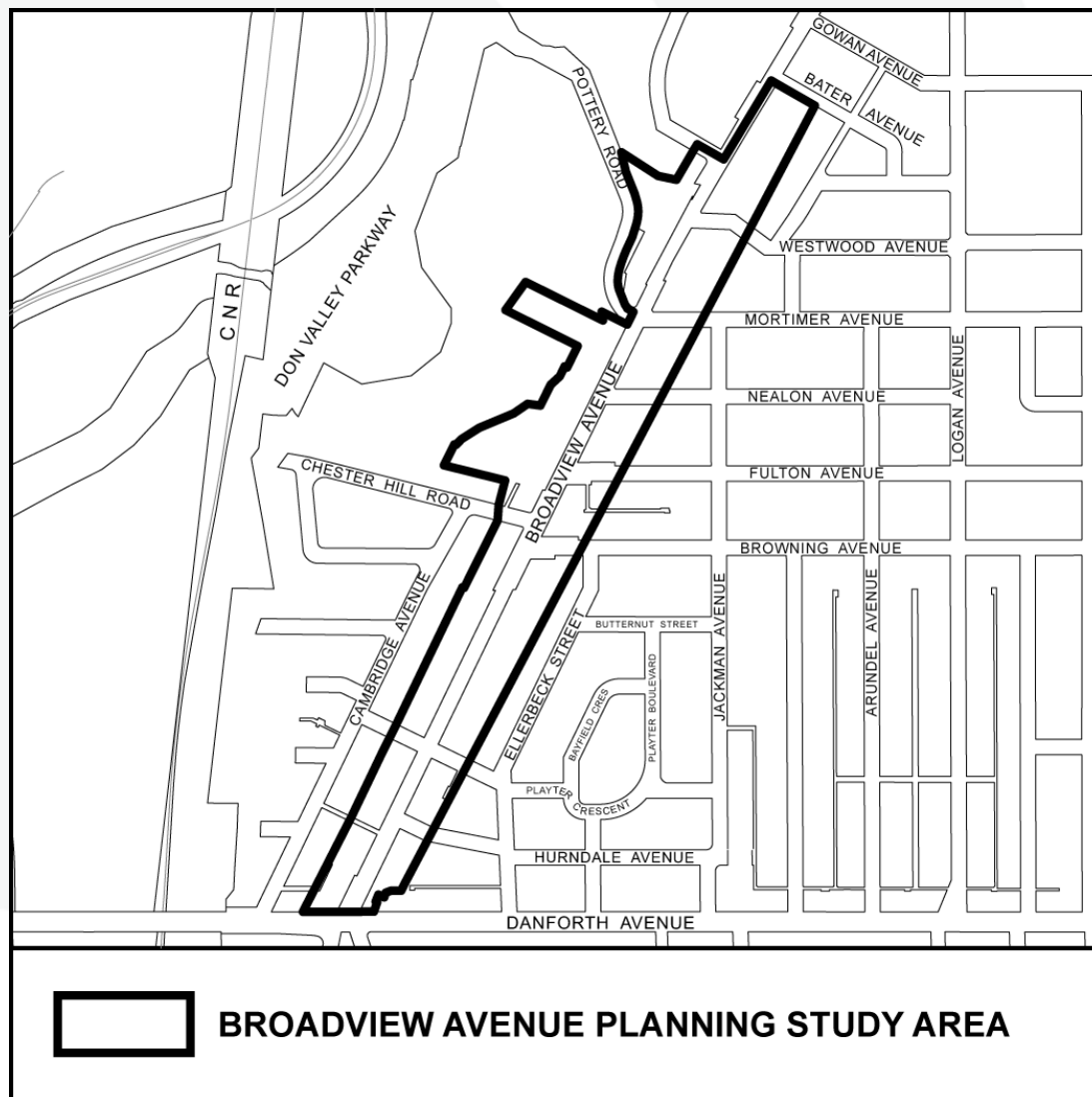
# TIMELINE



# STUDY AREA

The study area includes the following:

- Properties with frontage on Broadview between Danforth and Bater Avenue.



# Who is involved in the study

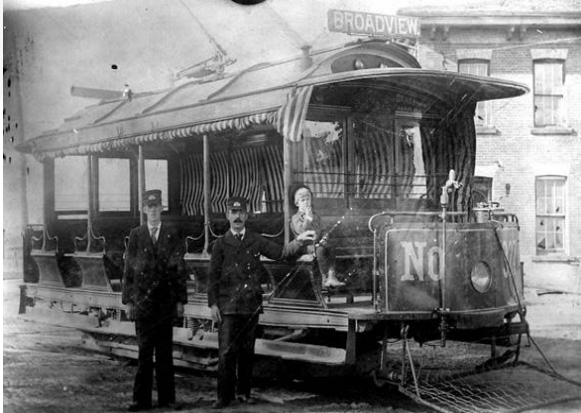
The study will be led by Planning staff in conjunction with other City staff from Urban Design, Transportation & Heritage.

The following individuals/groups will be consulted:

- The Ward Councillor
- Residents
- Stakeholder Advisory Group
- Community Groups and Associations
- Local Businesses, and a
- A Facilitator



# HISTORY OF BROADVIEW AVENUE



Single Truck Open Car # 327



Broadview & Erindale looking N/E



Looking towards Danforth and Broadview, pre-Bloor Viaduct (early 1910's)

Broadview Avenue which was **commissioned in 1799** was originally called the Mill Road and subsequently Don Mills Road because of the mills and brickwork industries located in the Don Valley.



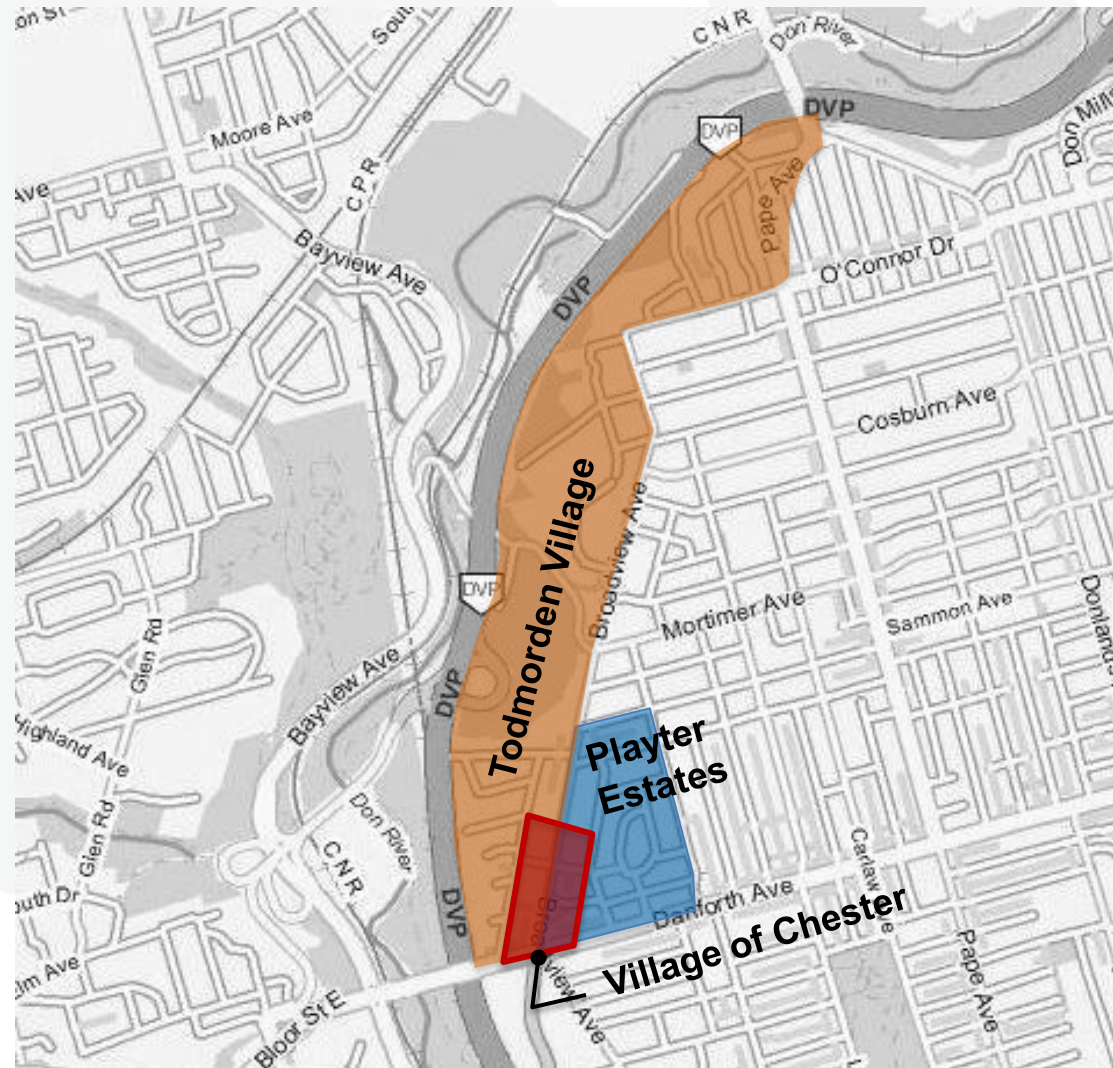
Old Chester Public School which became part of the Estonia House 1905



North west corner Broadview and Chester Hill 1926

# Early communities around Broadview

- **The Village of Chester** began in the 1860's on Mill Road /Don Mills Road north of Danforth Avenue.
- In 1871 Chester had a **population 100 people** and Todmorden had 150 people.







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# The Planning Framework





# PLANNING FRAMEWORK

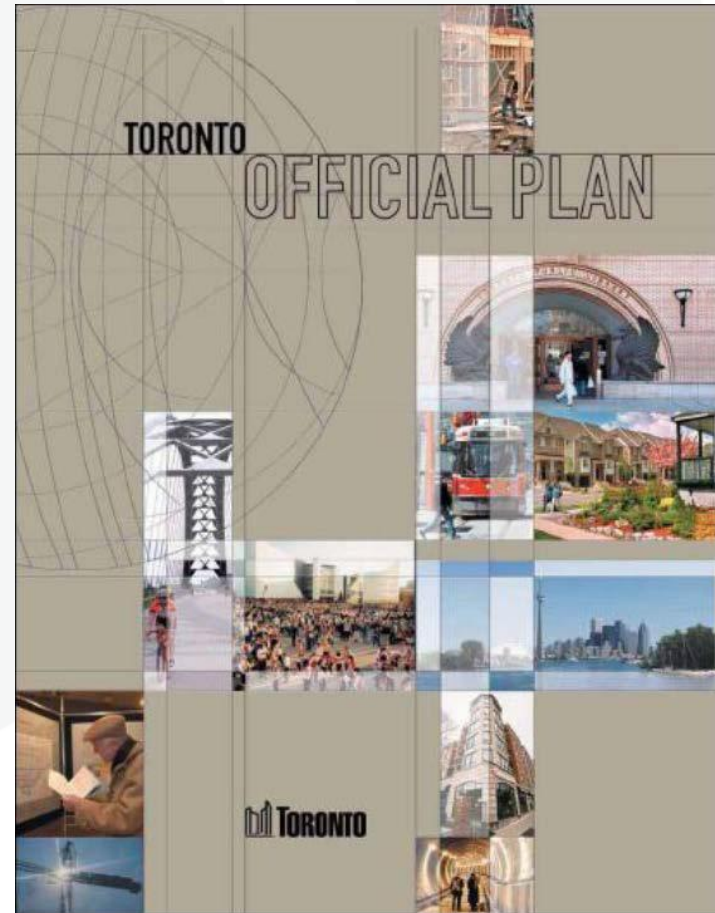
## Official Plan – Vision for Toronto

Creating an attractive and safe city that evokes pride, passion and a sense of belonging.

Where people of all ages and abilities can enjoy a good quality of life. Principles of:

- Diversity and opportunity
- Beauty
- Connections
- Leadership and stewardship

30 year vision



# PLANNING FRAMEWORK

## Official Plan – Managing Growth

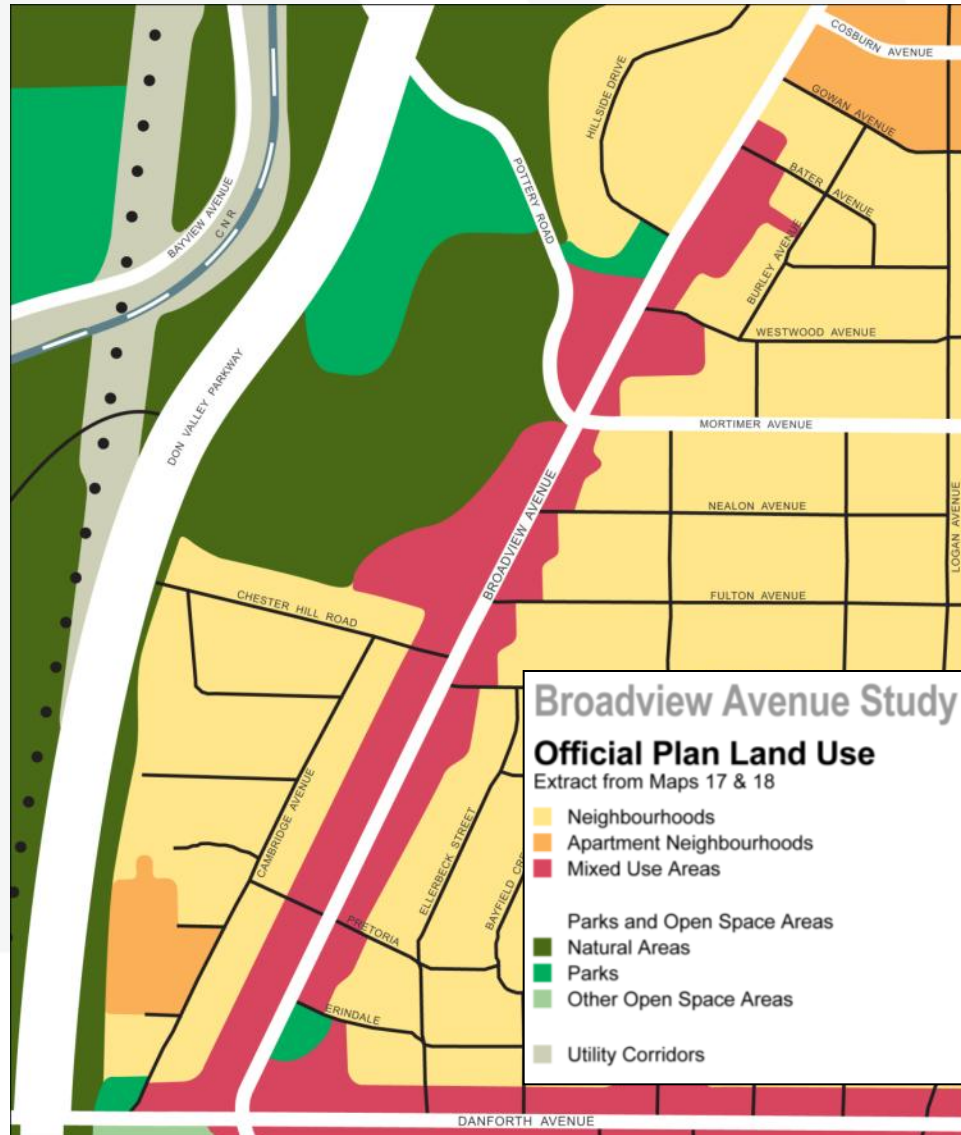
- Growth is directed to the Downtown, Centres, and Avenues
- The above noted areas are identified for intensification
- The Official Plan includes land use designations and development criteria to guide development



# PLANNING FRAMEWORK

## Mixed-Use Areas

- Commercial-Residential uses are permitted
- Mid-rise development
- Transition in built form to adjacent neighbourhoods
- Location and massing of new buildings to enhance street conditions



# PLANNING FRAMEWORK

## What are “Avenues”?

- Avenues are important corridors along major streets where reurbanization is anticipated and encouraged.
- Areas with existing infrastructure, including transit, retail, and community services.
- Areas where Mid Rise development is permitted.
- In a nutshell... Avenues are **areas identified for Growth**, however, the local character/context influences the scale and intensity.



# PLANNING FRAMEWORK

## Zoning By-law

### Former Borough of East York 6752

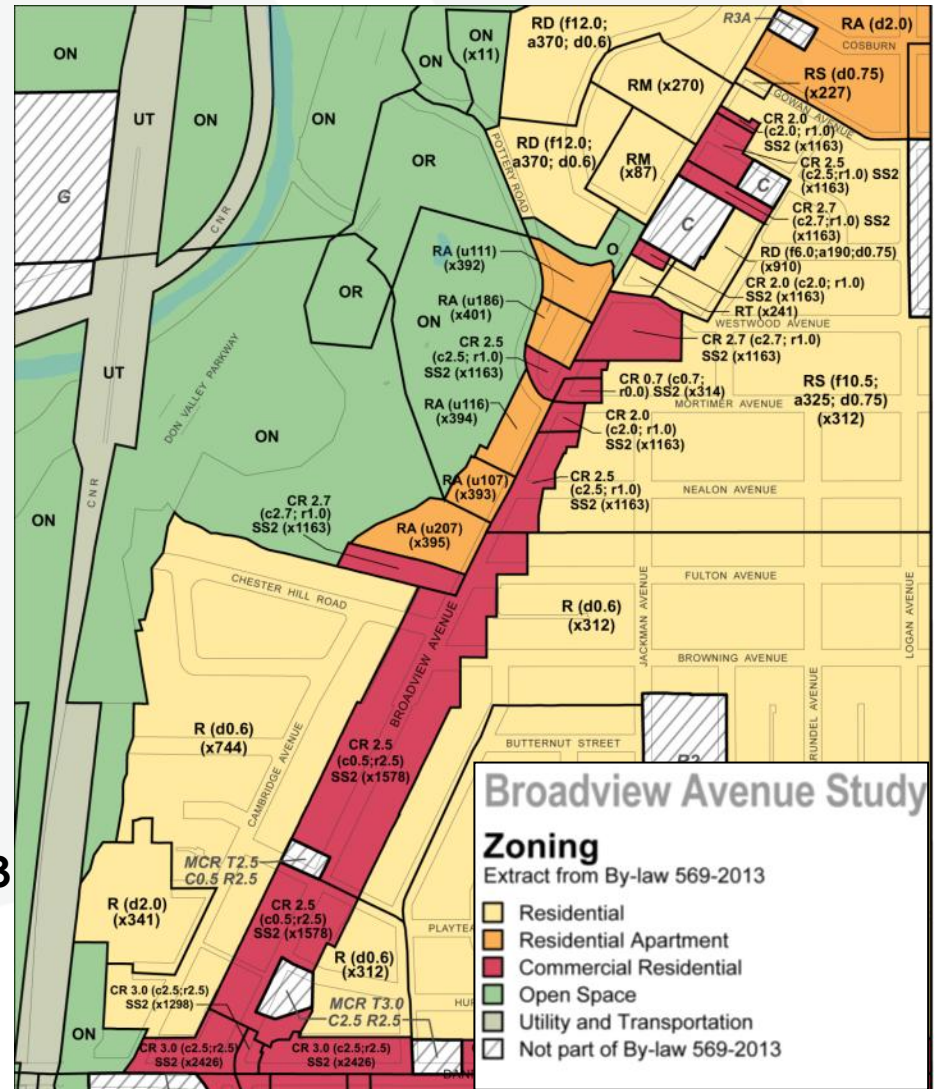
- Residential (low density - high density)
- Commercial (residential /commercial)

### 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



# PLANNING FRAMEWORK

## The Mid-Rise Study... in summary

The study applies to segments of Avenues that are designated in the Official Plan.

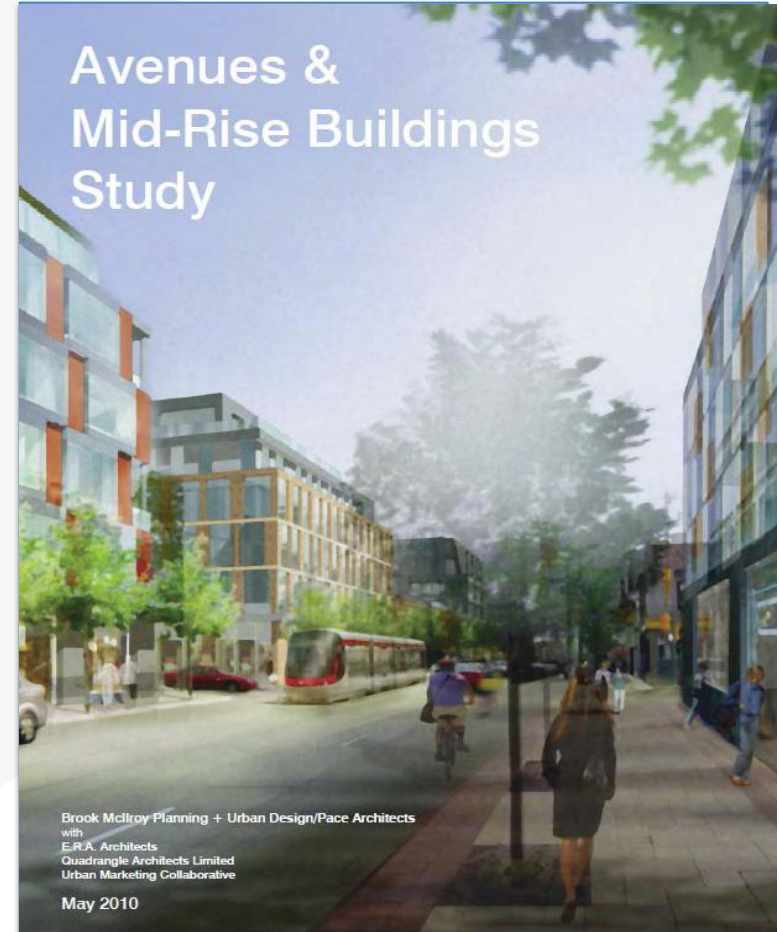
- Evaluated existing Avenues
- Developed performance standards for mid-rise buildings
- Used “best practices” as examples

## 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).

## Status

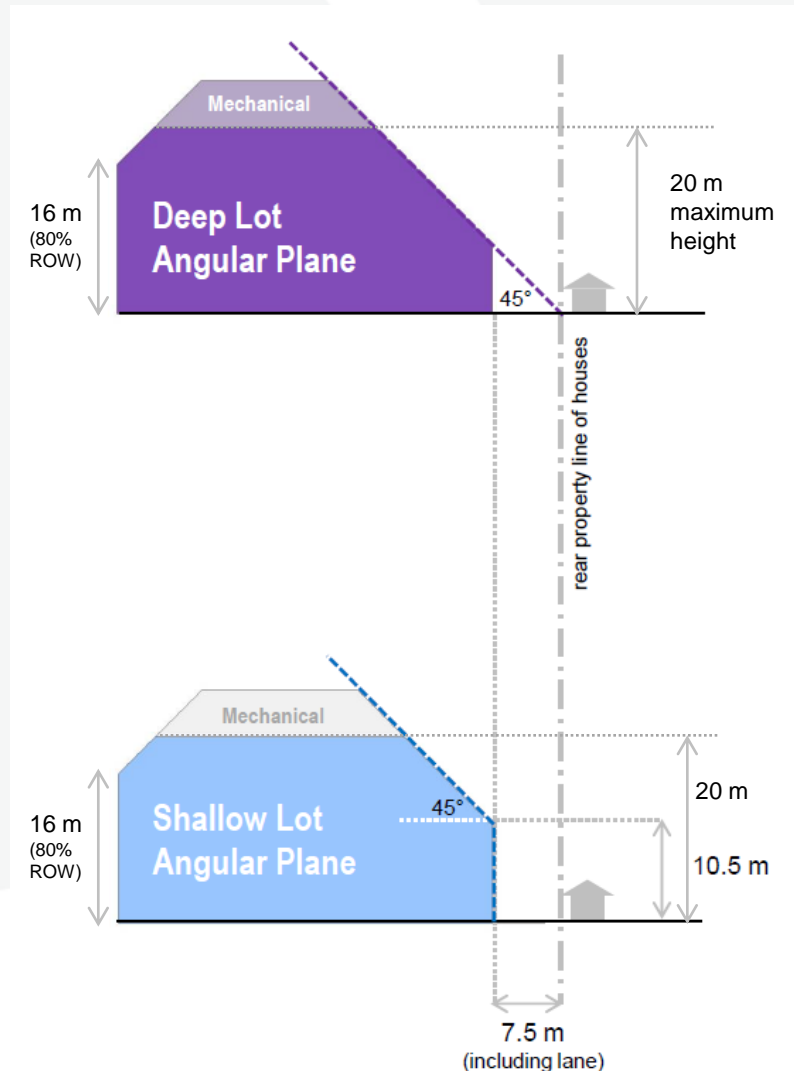
- City Council adopted the Study in 2010



# MID-RISE DEVELOPMENT

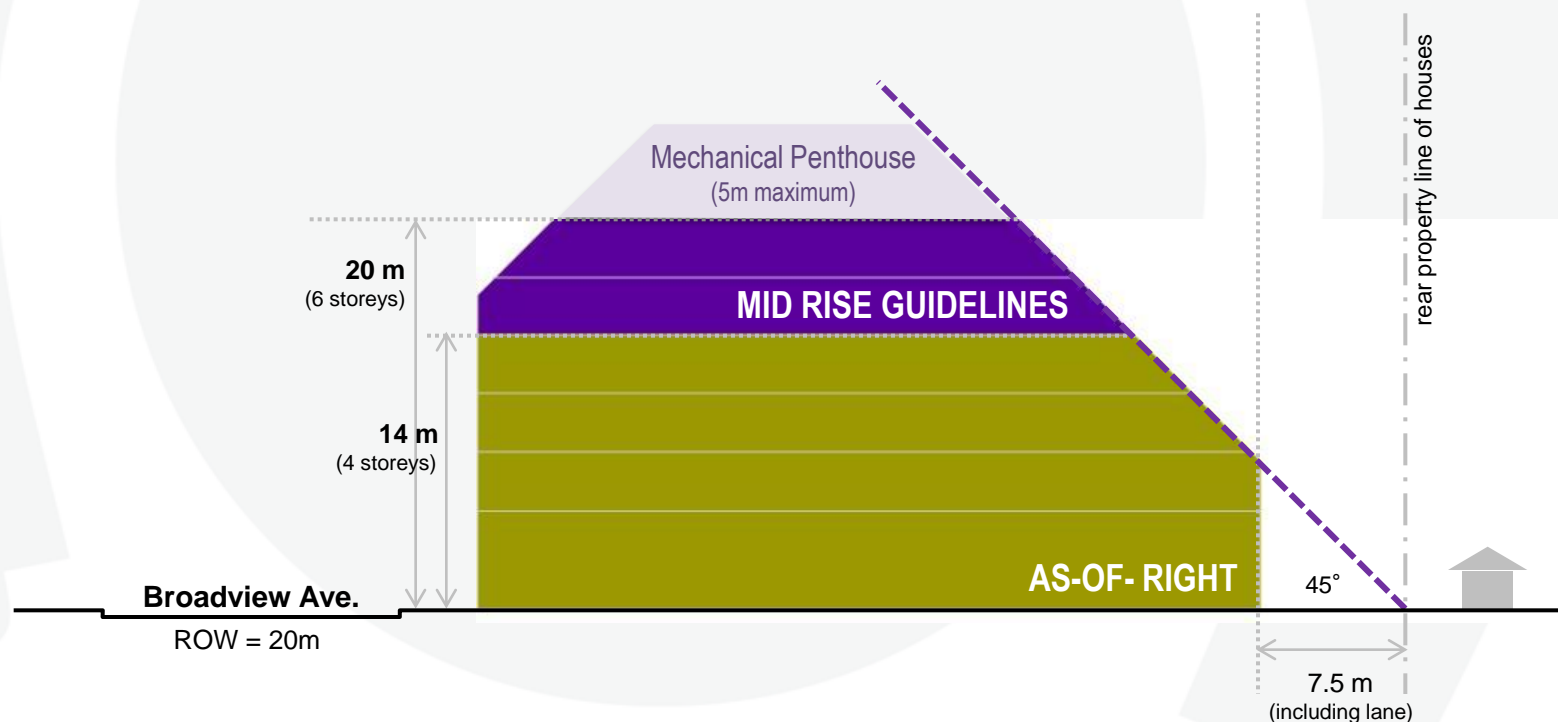
## Mid-Rise

- Building height relates to width of City Right-Of-Way (ROW)
- Stepback of upper storeys
- Rear setback and angular plane requirements (*this requirement is adopted in the new zoning by-law*)





# MID-RISE DEVELOPMENT as it pertains to BROADVIEW AVENUE



\* Deep Lot Angular Plane Example

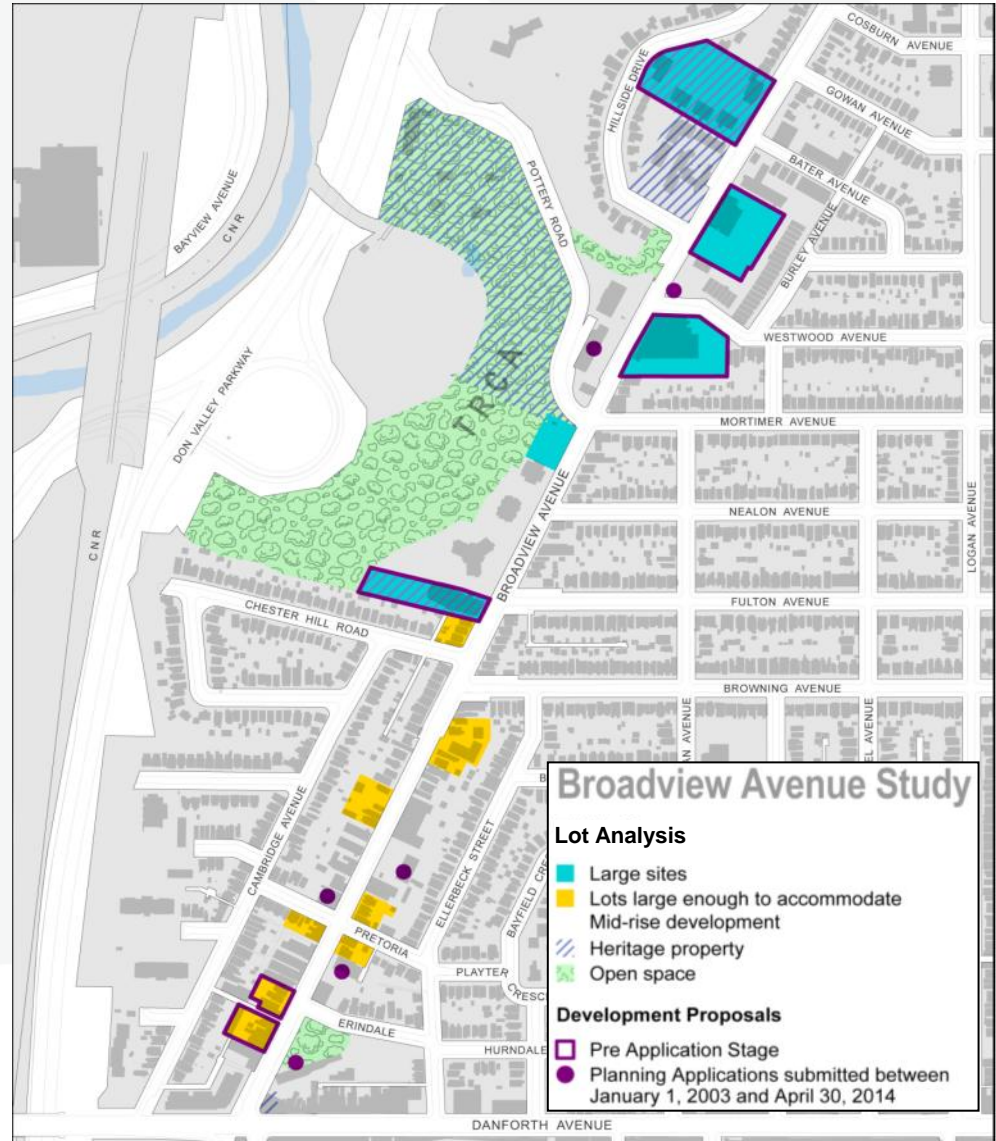
# PRELIMINARY LOT ANALYSIS...ON BROADVIEW

## Analysis Included:

- Lots large enough to model Mid-Rise Buildings:
  - Lots/buildings with less than 6 rental units
  - Minimum 20 m frontage or (assembly of 3 or more lots)
  - Lots with a minimum depth of 30 m depth
- Large sites

## Analysis Excluded:

- Recent construction/applications
- Existing apartment buildings
- Majority of single-family buildings



# Issues to think about...

## Assets:

- What do you like about the area/street?
- What needs to be improved?
- What planning elements should be improved or changed?
  - building heights, densities, building articulation, window, and entrance configuration.
  - Public realm improvements i.e. arts and murals, trees and landscaping, new parkettes where opportunities exist.
  - Transportation issues.



Art and Mural on buildings



Parks and Open Spaces

# Issues to think about...

- Unique attributes that could be leveraged in order to promote the character of the area/street



**Recessed entrances**



**Seating areas**



**Planters to create transition to private space**



**Generous landscaping in the front yard**



# Issues to think about...

Different types of buildings...



**Tall buildings**



**Detached & semi detached residential buildings**



**Low scale apartment buildings**



**New townhouses**

# To recap, think about...

- Built Form
- Character of the area
- Transportation
- Streetscape / Public Realm
- Parks and Open Spaces
- Community Facilities (e.g. library)
- **What are we missing?**

# WHAT'S next?

## More feedback welcome!

- Contact Francis Kwashie, Planner  
fkwashi@toronto.ca
- Sign up to be a member of the SAC

## Schedule

- Further analysis
- SAC Meeting – Fall 2014
- Community Meeting – Fall 2014