



## Community Consultation Meeting #2 Summary Report

February 2015



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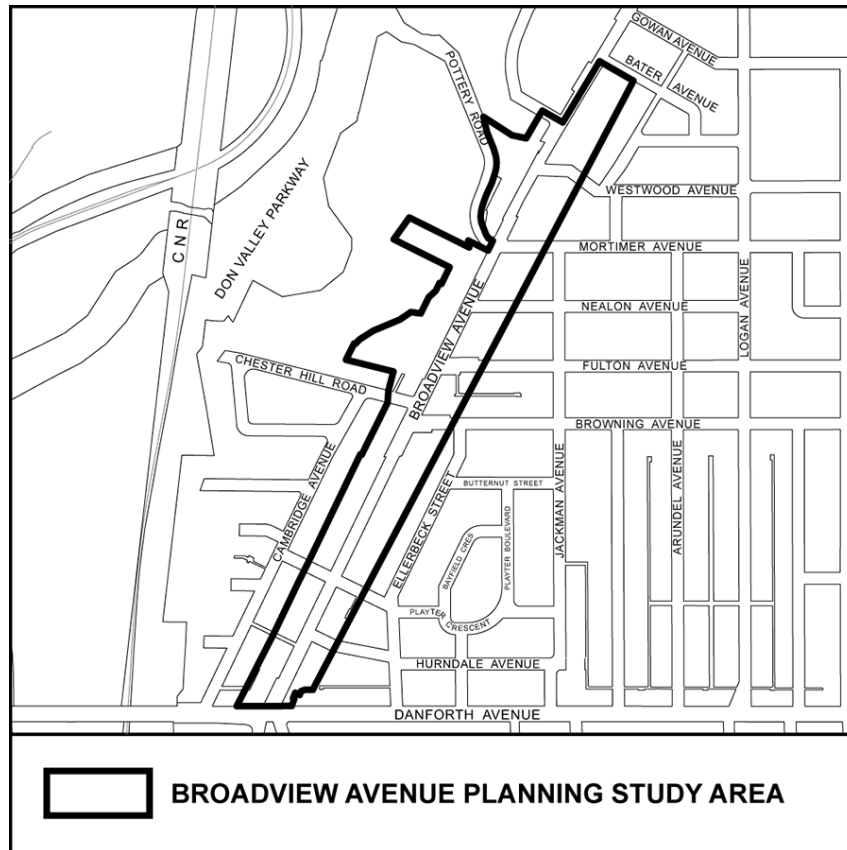
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## 1. INTRODUCTION

The purpose of the Broadview Avenue Planning Study is to build upon the City of Toronto's Avenues and Mid-Rise Building Study and to update the vision, goals and priorities for the study area (see Figure 1). A key outcome of the study will be new Urban Design Guidelines and/or an Area Specific Official Plan Amendment that will help guide future development in the area. The City held the first Community Consultation Meeting on June 19, 2014 to introduce the study.

**Figure 1. Broadview Avenue Planning Study Area**



### ***Community Consultation Meeting #2 – February 4, 2015***

Facilitator David Dilks of Lura Consulting welcomed community members to the second Broadview Avenue Planning Study Community Consultation Meeting (CCM). Mr. Dilks described Lura's role as the independent facilitator for the project, which includes facilitating community consultation meetings and preparing reports on the feedback received. He reviewed the agenda (Appendix A) and noted that the purpose of the second consultation meeting was to:

- Share the community feedback collected to date;
- Present the planning analysis undertaken by City staff since CCM #1; and
- Engage participants in a discussion about their vision and goals for the study area.

Mr. Dilks also provided an overview of the three small table discussion topics:

1. Broadview character zones and study area boundary;
2. Goals for the study area; and
3. Vision ingredients for the future of the study area.

Mr. Dilks asked the members of the Stakeholder Advisory Committee (SAC) for the study to identify themselves and briefly outlined the role of the SAC. It was explained that the responsibility of the SAC is to work closely with the Project Team to review project materials and recommendations emerging from the study and provide feedback. The SAC met for the first time in December 2014 and will meet again before Community Consultation Meeting #3 in the spring.

Ward 29 Councillor Mary Fragedakis provided welcoming remarks, outlining the importance of undertaking this planning study. Councillor Fragedakis noted that the planning study will result in design guidelines and/or area specific policy that will have weight with the planning department, City Council and regulatory bodies like the Ontario Municipal Board. Councillor Fragedakis explained that Broadview Avenue was designed as an Avenue and an area for intensification 10 years ago. In 2013, she requested that City Council approve undertaking a study for Broadview Avenue in order to guide future development in the study area.

200 participants signed in at registration.

## **2. PRESENTATION**

The Manager of Community Planning, Kyle Knoeck, provided a brief recap of the concerns expressed by participants at the first Community Consultation Meeting and acknowledged anxiety that had been expressed surrounding new development. Mr. Knoeck outlined that the purpose of the study is to provide the City with a stronger set of tools to guide future development along Broadview Avenue. Mr. Knoeck explained that the City has a planning policy regime that encourages intensification on Broadview Avenue to help meet City-wide growth targets. This planning study presents the opportunity to discuss how development can occur on Broadview Avenue in a manner that preserves the local character of the area and adds value to the neighbourhood.

A presentation outlining the community feedback collected to date and information assembled by City staff was provided by Francis Kwashie (Community Planning, City of Toronto), the Project Manager for the study. The presentation provided background on the study area and existing planning framework, summarized the feedback shared by residents to date and outlined the planning analysis undertaken by the Project Team since CCM #1, focusing on the build form, public realm and transportation impacts. A copy of the presentation can be found on the City's Community Planning webpage at <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=c297966a1f075410VgnVCM10000071d60f89RCRD>.

### 3. QUESTIONS OF CLARIFICATION

Participants were given an opportunity to ask questions of clarification following the presentation. A summary of the discussion is provided below. Participants' questions are identified with a 'Q', comments with a 'C', and responses from the Project Team in *italics* are identified with an 'A'.

Q1. What is the process if an application is submitted for a building larger than a mid-rise before the expected completion of the Planning Study in fall 2015? Will the application be delayed?

A1. We will use the learnings we are gaining through this planning study process when looking at applications. Every landowner has the right to make an application under the *Planning Act*, and we have an obligation as the City to take those applications through a planning process and consult with the community on that. If there were a policy in place as a result of this study, the application would have to comply with that policy. If an application is submitted before the completion of the study, we can't force the applicant to comply with that policy, but we can take our learnings from the study and apply those to come to a conclusion about what is good planning for the area and what isn't good planning. In previous examples where this has happened, we have had cases where developers have ignored the studies, and we have had other examples where developers have seen that there is a very engaged community and were interested in working with the community to come up with a good proposal (e.g., Queen Street East Study, Leslieville Study).

Q2. If there is consensus on some parts of the study, is it possible to put this study forward to the City in two phases? If there is early consensus can we get that approved before fall 2015?

A2. It is not usual to do this, but if it makes sense, that is a possibility.

Q3. Would extending the study area farther north delay the planning process?

A3. No, it would not delay the process. The area north of Bater Avenue is not an area targeted for intensification so the set of planning issues we are dealing with include the public realm and transportation, not development.

Q4. As it relates to the designation of heritage for this building (Estonian House - 958 Broadview Ave), is the entire building designated as heritage or particular pieces?

A4. We know that changes have been made to this building. Moving forward, determinations will have to be made on what portions of the building should be maintained and designated as heritage. The property is presently listed on the City's inventory of heritage properties.

C1. Since we started this planning study in June 2014, one new application has come in at 796-802 Broadview Avenue. Three or four properties have been assembled and there is an application for a 6-storey mix-use building with retail at grade and residential above. Consultation with the public will be associated with that process and we will be scheduling a Community Consultation Meeting.

Q5. You stated that you can't force a developer to do anything if the study isn't complete, however, I don't understand how you can force a developer to do anything even when the study is complete. Can you clarify?

A5. As mentioned previously, any landowner can make an application and we have to put it through the planning process. If Council were to adopt a policy as a result of this planning study, developers would have to comply with that policy or apply for an Official Plan amendment, which would require the developer to demonstrate the planning rationale of the application. So we can't "force" the developer to comply, but we will have a stronger tool to achieve good planning and implement the City's policies.

Q6. How much power do you have to change anything dramatically? A lot of ad hoc development has occurred in the last few years. For example you have car body shops located close to residential homes. How much impact can you have on what is built? How much direction can you force on developers?

A6. The final product of the study will be a set of design guidelines and possibly area-specific policies. We will ask that any new development comply with those standards. If an application does not comply, they will have to apply for an amendment and establish their case for why they think the development is good planning. The design guidelines will act as a good framework that we will use when reviewing new development applications.

C2. In terms of the existing development application at 838 Broadview Avenue, the applicant has recently submitted revised plans. The applicant is aware that the City Councillor has asked for the establishment of a working group and is prepared to work with the community to resolve any outstanding issues that you have from the previous consultation meeting.

Q7. How are you assessing the traffic conditions? Are you looking at existing transportation usage or are you modelling what transportation and transit use will look like with potential development?

A7. This is a working relationship with the rest of the team and we are looking to match the vision that the rest of the team has with that of the community. The key is the complete streets concept as outlined on the last slide of the presentation. We will assess both existing conditions and the transportation implications associated with the land use vision for the study area. This work will also consider the historical transportation trends, future growth patterns, as well as the City's transportation policy and directions.

Q8. When the Don Valley Parkway (DVP) is closed, Broadview Avenue becomes one of the main north/south routes. The traffic backs up from the subway station, north to the Dairy Queen. What is going to be done about the traffic on Broadview?

A8. We do recognize that even though there is a flat line shown on the graph there are spot issues that occur. The City is currently trying to put in place Intelligent Transportation Systems to deal with special cases, such as the DVP closing (incident management), and we will try to bring as much of that information and resources into the study as possible. The idea is to provide potential drivers with advance information before making their trip decision. There will, however, continue to be diverting



traffic resulting from particular incidents, and the challenge is to ensure that Broadview is designed to discourage high speed traffic.

Q9. Myself and a number of other commercial property owners on Broadview Avenue submitted a document to the City in support of high-rise development. We have been approached by a number of developers over the years and they are only interested in building high-rises. We are located right across from the subway station and that is a strong argument for high-rise development in the area. We see through the presentation and on the handout materials that this is a 'mid-rise study' and we don't understand why it isn't a combination of a mid-rise and high-rise study?

A9. This is a mid-rise study because the policy framework suggests mid-rise intensification on Broadview Avenue. This study is an opportunity to discuss high-rise development on certain portions of the street. We can have a fair, honest and respectful discussion about that.

Q10. Why are other streets such as Cambridge, Chester Hill, Thorncliffe and others excluded from the study?

A10. Our Official Plan has a very strong policy regime that protects the stability of those low-rise neighbourhoods from intensification, and we are not suggesting those streets intensify which is why they are not part of this study.

Q11. I live on Cambridge Avenue and the back of my property abuts those on Broadview Avenue. How is the easement going to be decided for buildings planned along Broadview Avenue that are going to affect the properties of the residents along Cambridge Avenue?

A11. The existing planning regime in the Mid-Rise Guidelines has a set of performance standards that we use to shape the building in a manner that minimizes the impact to the east and west of Broadview Avenue. We use a number of techniques, such as the minimum distance for rear setbacks (7.5 metre rear set-back) and angular planes to minimize shadow impacts and privacy concerns.

Q12. To build on the previous question about impacts, there are a number of 2-storey residential houses on Chester Hill abutting this site (958 Broadview) and as many people have alluded to there is talk of a 24-storey development occurring here. Could there be a comment made about the adjacency of this site and the residential homes on Chester Hill and impact on parking?

A12. Any developer has to make the case that their proposal represents good planning. Good planning means that any proposed development is appropriate for the site and fits into the surrounding context. In this instance, as part of the initial analysis we have established these four character zones and part of our discussion is determining what type of new development should occur in each character area. These character areas are representative of what is on the ground.

Q13. The bike lane on Chester Hill is invaluable. Are there any plans to change that, or will that bike lane remain?



A13. The City is currently reviewing the City-wide cycling network and we will bring the bike lane on Chester Hill back to them as one that is important. In terms of the transportation impacts, one of the things we can look at is the minimum parking standards. We can discuss if we should maintain the existing parking standards for new developments or make changes. We can also think about how we change attitudes so people will use public transit more.

#### 4. SUMMARY OF PARTICIPANT FEEDBACK

Following the presentation, participants worked in small groups to identify and discuss their goals and vision for Broadview Avenue. The small table discussion was guided by the following four questions:

1. Do you have any feedback you would like to share regarding the character zones and extended area boundary? Are you supportive of the four character zones identified? Would you like to see the study area extended to O'Connor Drive?
2. Pick 3 themes and identify your top 3 goals (what you'd like to see accomplished or improved in the future) for those themes.
3. Thinking about the study area as a whole, identify 3 key words ("ingredients") that you would use to describe the area in the future.
4. Do you have any additional ideas or feedback that you would like to share?

##### 4.1 FEEDBACK FROM SMALL TABLE DISCUSSIONS

A summary of the feedback collected during the small table discussions is provided below and organized according to the questions above. A total of 17 small table discussion forms were submitted and were included in the following summary. For a full compilation of all the written comments received during the meeting, please see Appendix B.

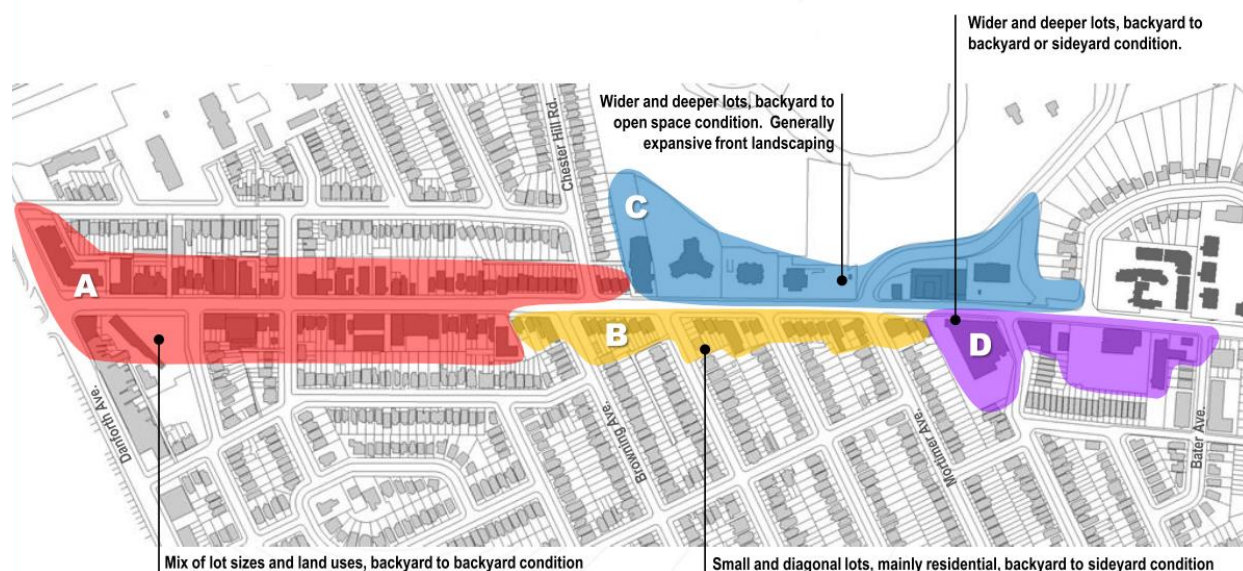
##### QUESTION #1 – Character Zones and Study Area Boundary

**The Project Team has identified four character zones along Broadview Avenue and is considering extending the study area north to O'Connor Drive. Do you have any feedback you would like to share regarding the character zones and extended area boundary? Are you supportive of the four character zones identified? Would you like to see the study area extended to O'Connor Drive?**

Participants provided their feedback on the four character zones presented by the Project Team and shown in Figure 2. There was consensus at most tables that the study should be divided into character zones, provided that the transition between character zones is gradual. A few tables questioned how the Project Team designated the four character zones, requesting a legend be included to describe each zone.

A summary of participants' suggestions on how the zones should be refined is included in the following table. A recurring recommendation made by participants was to include 958 Broadview Avenue (the Estonian House) in Character Zone A instead of Character Zone C.

**Figure 2. Study Area Character Zones**



**Are you supportive of the four character zones identified?**

**Yes (x8)**

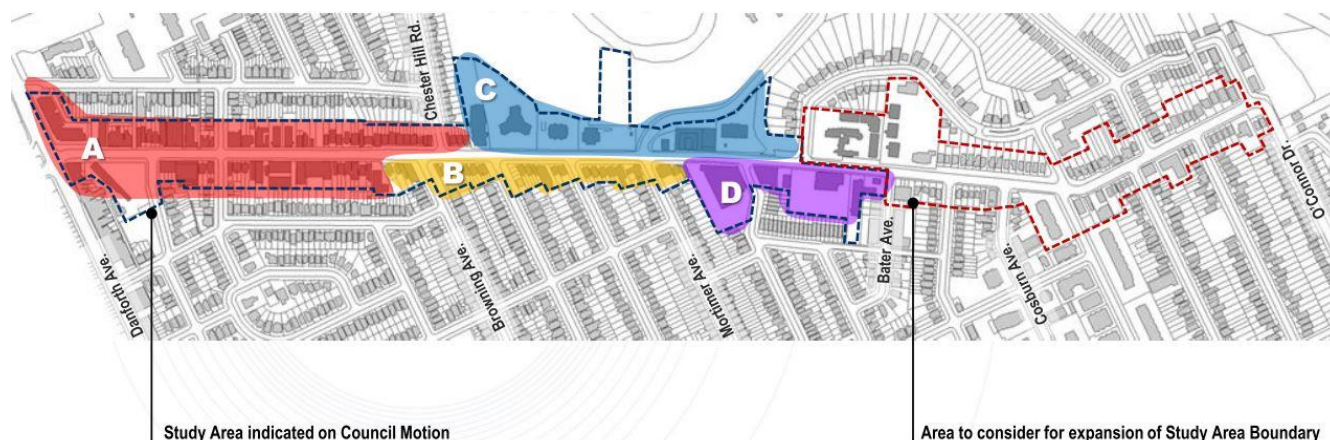
- Ensure transition between character zones is gradual
- Preserve existing neighbourhood character by providing significant green space
- Characterize the study area extension (Bater to O'Connor) as Zone E (stable residential) (x2)

**No (x1)**

Zone A	Zone B	Zone C	Zone D
<ul style="list-style-type: none"> <li>• Mix-use, mid-rise intensification (x2)</li> <li>• Split Zone A into two sections: 1) Danforth to Pretoria and 2) Pretoria to Chester Hill</li> <li>• First area to be developed</li> </ul>	<ul style="list-style-type: none"> <li>• Consider merging Zone A and B – how is B different from A? Both have residential and commercial uses (x2)</li> </ul>	<ul style="list-style-type: none"> <li>• Include Estonian House in Zone A (x4)</li> <li>• Consider impact on residential back and side yards on Chester Hill</li> <li>• Should not be interpreted as a carte blanche for high-rise development</li> </ul>	<ul style="list-style-type: none"> <li>• Extend to Salvation Army</li> <li>• Mortimer as boundary for character Zone D</li> <li>• Mid-rise development</li> </ul>

Participants discussed extending the Study Area north to O'Connor Drive as illustrated in Figure 3. Nine tables stated their support for extending the Study Area, two tables expressed concern with extending the Study Area, and the remaining six tables did not comment on the potential extension. Participants noted that they do not want the study area boundary extension to delay the completion of the study.

**Figure 3. Study Area Boundary Extension**



**Would you like to see the study area extended to O'Connor Drive?**

**Yes (x9)**

- Support extending the study area if it does not delay the study's expected date of completion (x2)
- Ensure residential character is preserved

**No (x2)**

- Why extend to O'Connor? Do we not have enough condominiums?

**QUESTION #2 – Our Goals**

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

- |                   |                             |
|-------------------|-----------------------------|
| 1 Our Buildings   | 4 Our Community Services    |
| 2 Our Streetscape | 5 Our Parks and Open Spaces |
| 3 Area Character  | 6 How We Move Around        |

**Pick 3 themes and identify your top 3 goals (what you'd like to see accomplished or improved in the future) for those themes.**

Participants were asked to identify their goals for the community. Based on the small table discussions, the top five goals (independent of the 6 themes) include:

1. Make the street more pedestrian friendly (e.g., add more street furniture, trees and landscaping, wider sidewalks, better lighting) (x13)
2. Improve safety for cyclists and provide better cycling infrastructure (x8)
3. Improve safety for pedestrians (e.g., wider sidewalks, lower speed limits) (x7)
4. Ensure new development provides sufficient setbacks from the sidewalk (e.g., for greenery) (x5)
5. Ensure new buildings provide adequate parking for all users (residents, visitors, delivery) (x5)

These and other goals identified by the participants are outlined in the following table. The goals are organized into the 6 theme areas.

*6 main themes have been identified based on the community feedback to date. Pick 3 themes and identify your top 3 goals (what you'd like to see accomplished or improved in the future) for those themes.*

### **Our Buildings**

- Ensure new development provides sufficient setbacks from the sidewalk (e.g., for greenery) (x5)
- Ensure new development is mindful of abutting properties (e.g., building step backs) (x4)
- Encourage commercial and community related uses on the ground level (mixed use) (x4)
- Place an emphasis on higher quality, better looking buildings (e.g., quality materials and finishes) (x4)
- Build green and energy efficient buildings (green standards) (x4)
- Maintain original height restrictions (4-6 stories) (x3)
- Support mid-rise development (x3)
- Support low-rise to mid-rise mix (x2)
- Follow the City's Midrise Guidelines
- Preserve and revitalize some existing buildings
- Consider garbage service and rear articulations
- Encourage buildings with similar character to church located on Pape
- Minimize modern architecture

### **Our Streetscape**

- Make the street more pedestrian friendly (e.g., add more street furniture, more trees and landscaping, wider sidewalks, better lighting) (x13)
- Maintain 'hodgepodge' look (mix of façades and building types) (x3)
- Have more consistency aesthetically (x2)
- Bury phone and hydro lines (x2)
- Plan for human scale (x2)
- Plant resilient greenery (x2)
- Install green infrastructure
- Incorporate complete streets
- Create social hubs
- Develop a 'Broadview' brand/style
- Improve the walkability of Broadview between Pretoria to Chester Hill

### **Area Character**

- Preserve heritage buildings (x2)
- Encourage a variety of commercial uses
- Be family-friendly
- Maintain the existing area character
- Incorporate more street art and murals
- Blend new development with existing buildings

<b>Our Community Services</b>
<ul style="list-style-type: none"> <li>• More small businesses to meet the needs of the community (x4)</li> <li>• Ensure infrastructure and services have the capacity to support the increasing population (e.g., transportation, water and wastewater, schools) (x2)</li> <li>• Build a public library</li> <li>• Build a seniors home for the community</li> </ul>
<b>Our Parks and Open Spaces</b>
<ul style="list-style-type: none"> <li>• Provide improved access to green spaces (e.g., Todmorden Mills, Don Valley Ravine) (x3)</li> <li>• Preserve views and sightlines (x3)</li> <li>• Develop more parks and open spaces (places for people to congregate) (x2)</li> <li>• Develop community rooftops/playgrounds/shareable spaces on new buildings (x2)</li> <li>• Reserve mixed use spaces in new developments for indoor community resources</li> <li>• Use current lots (such as the Latter Day Saints) for new park space</li> <li>• Revitalize and maintain Broadview Subway parkette</li> </ul>
<b>How We Move Around</b>
<ul style="list-style-type: none"> <li>• Improve safety for cyclists and provide better cycling infrastructure (x8)</li> <li>• Improve safety for pedestrians (x7)</li> <li>• Ensure new buildings provide adequate parking for all users (residents, visitors, delivery) (x5)</li> <li>• Improve public transit to accommodate increasing ridership at peak hours (x4)</li> <li>• Minimize traffic congestion on Broadview (x3)</li> <li>• Consider underground parking (x2)</li> <li>• Add crosswalks at bus shelters</li> <li>• Improve traffic signals</li> <li>• Limit parking on Broadview when the Don Valley Parkway is closed</li> <li>• Maintain traffic controls, such as one way streets, to prevent north-south alternate traffic corridors</li> <li>• Mitigate noise pollution</li> </ul>

### QUESTION #3 – Our Vision

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

As the first step of creating a vision for Broadview Avenue, participants identified key words or ‘vision ingredients’ to describe their vision for the area. Each table was asked to post three key words on the vision board (see Figure 4). A list of the ‘vision ingredients’ is included in the table below.

<i>Thinking about the study area as a whole, identify 3 key words (“ingredients”) that you would use to describe the area in the future.</i>	
<ul style="list-style-type: none"> <li>• Pedestrian-friendly (x8)</li> <li>• Greener (x7)</li> <li>• Neighbourhood feel (x3)</li> </ul>	<ul style="list-style-type: none"> <li>• Historical</li> <li>• Artistic</li> <li>• Animated</li> </ul>



## Broadview Avenue Planning Study Community Consultation Meeting #2 Report

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Mix of mid-rise and low-rise (x2)</li> <li>• Mixed use (x2)</li> <li>• Harmonious</li> <li>• Eclectic (x2)</li> <li>• Family-friendly</li> <li>• Keep Broadview as is</li> <li>• Diverse</li> <li>• Destination</li> <li>• Vibrant</li> </ul> | <ul style="list-style-type: none"> <li>• Aesthetics</li> <li>• Complete streets</li> <li>• Community centre</li> <li>• Library</li> <li>• Smart intensification</li> <li>• Inclusive</li> <li>• Connected</li> <li>• Clean</li> <li>• Retail</li> </ul> |
|--|---|

Figure 4. Vision Board



### QUESTION #4

Do you have any additional ideas or feedback that you would like to share?

When asked to share any additional feedback, many participants outlined that they do not want the City to approve any new applications until the study is complete. To achieve this, participants suggest the study be split into two phases and develop a guideline and/or policies for the topics that have achieved

consensus. The table below outlines the feedback that is *not* captured in the responses to Question 1 to 3 above.

Do you have any additional ideas or feedback that you would like to share?
<ul style="list-style-type: none"> <li>• Ensure that any application for development submitted prior to the study's completion be evaluated considering study results</li> <li>• Do not approve any new applications until the study has been completed</li> <li>• Split the study – make preliminary results as a guideline then complete the rest of the study</li> <li>• Revitalize the Cambridge/Broadview alley to make it a public space (like Distillery)</li> <li>• Take a closer look to what kind of business is allowed on Broadview</li> <li>• This is an areas to live in, not to profit from</li> </ul>

## 4.2 FEEDBACK FROM INDIVIDUAL FEEDBACK FORMS

The following summary integrates feedback collected from the individual feedback forms. Broadview area residents had the opportunity to email or mail their feedback to the Project Team following the meeting. A total of 80 hardcopy and electronic feedback forms were submitted either at or following the meeting. For a full compilation of all written comments received, please see Appendix B.

### QUESTION #1 – Character Zones and Study Area Boundary

**The Project Team has identified four character zones along Broadview Avenue and is considering extending the study area north to O'Connor Drive. Do you have any feedback you would like to share regarding the character zones and extended area boundary? Are you supportive of the four character zones identified? Would you like to see the study area extended to O'Connor Drive?**

Participants' provided their feedback on the four character zones identified by the Project Team. Only a few individuals stated explicitly that they do not support the character zones. Most participants outlined their support for the character zones if 958 Broadview Avenue, the Estonian House property, is moved from Character Zone C to A. Close to 40 residents expressed this opinion, stating the following as reasons why 958 Broadview Avenue belongs in Character Zone A as opposed to Zone C:

1. It does not have expansive front landscaping like the other properties in Zone C;
2. It is located adjacent to the backyards of houses on Chester Hill, satisfying the 'backyard-to-backyard' condition of Zone A; and
3. It is a low-rise building like the other properties in Zone A.

A summary of participants' suggestions on how the zones should be refined is included in the following table.



<b>Are you supportive of the four character zones identified?</b>	
<p><b>General comments in support of the character zones</b></p> <ul style="list-style-type: none"> <li>• Designate different designers and developers to each character zone to encourage diversity and style</li> <li>• Maintain the mixed use feel of the community</li> <li>• The different zones make for an interesting look and feel to the street</li> <li>• No taller than six storey buildings in each zone</li> <li>• Zones B, C and D need to provide community services as they are located farther from Danforth Avenue</li> <li>• Ensure building tapering</li> </ul> <p><b>General comments opposing the character zones</b></p> <ul style="list-style-type: none"> <li>• All of the study area should be treated the same so as to not allow for buildings taller than six to eight storeys (x2)</li> <li>• Provide more explanation on how and why the character zones were designated (x2)</li> <li>• Happy with the feel of the area as is</li> </ul>	
<p><b>Zone A</b></p> <ul style="list-style-type: none"> <li>• Make Zone A an attractive entry point to Broadview (mid-rise buildings, wider sidewalks, patios, etc.)</li> </ul>	<p><b>Zone B</b></p> <ul style="list-style-type: none"> <li>• South and north east corners of Mortimer should be included in Zone D because they are commercial</li> </ul>
<p><b>Zone C</b></p> <ul style="list-style-type: none"> <li>• Include Estonian House in Zone A (x38) <ul style="list-style-type: none"> <li>○ Does not have expansive front landscaping</li> <li>○ Is located adjacent to backyards of houses on Chester Hill and satisfies the condition of 'backyard-to-backyard' as in Zone A</li> <li>○ Is a low-rise building as others in Zone A</li> </ul> </li> <li>• Establish a new zone for the Estonian House property that is defined as being heritage, mixed use and transitional</li> <li>• Establish a new 'heritage' zone for the Estonian House and CIBC Bank (Broadview and Danforth)</li> <li>• Only existing high-rises should be included in Zone C (no future high-rise development)</li> <li>• Add greenspace here</li> <li>• Zone C should be bordered at 980 Broadview</li> </ul>	<p><b>Zone D</b></p> <ul style="list-style-type: none"> <li>• Larger lots and less development</li> </ul>

Participants provided their opinion on extending the Study Area north to O'Connor Drive. Most participants stated their support for extending the Study Area, provided that the boundary extension does not delay the completion of the study.

<b>Would you like to see the study area extended to O'Connor Drive?</b>	
<b>Yes (x22)</b> <ul style="list-style-type: none"> <li>Support extending the study area if it does not delay the study's expected date of completion (x7)</li> <li>Extend to Cosburn, not O'Connor</li> <li>Extending study area is done to improve the 'look' of the avenue, not to permit future development</li> </ul>	<b>No (x6)</b> <ul style="list-style-type: none"> <li>If the study area is extended to O'Connor Drive the study will take too long to complete (x3)</li> <li>At this point, focus on four character zones identified – the area north of Bater to O'Connor is primarily residential with a small amount of service retail (x2)</li> <li>Extend the study area to include the residential streets to the west of Broadview</li> </ul>

## QUESTION #2 – Our Goals

**6 main themes have been identified based on the community feedback to date:**

- 1 Our Buildings**
- 2 Our Streetscape**
- 3 Area Character**

- 4 Our Community Services**
- 5 Our Parks and Open Spaces**
- 6 How We Move Around**

**Pick 3 themes and identify your top 3 goals (what you'd like to see accomplished or improved in the future) for those themes.**

Participants were asked to share their goals for the community in relation to the six themes identified from the community feedback received to date. The following section outlines the three most commonly stated goals for each theme.

### Our Buildings

1. Support current city guidelines that require tapering between the tallest and lowest buildings (x26)
2. Support low-rise to mid-rise development (x25)
3. No more high-rise buildings on Broadview Avenue (x13)

### Our Streetscape

1. Make the street more pedestrian friendly by adding more street furniture, more trees and landscaping, wider sidewalks and better lighting (x40)
2. Minimize and reduce wind tunnels (x30)
3. Include more greenery (e.g., trees, planters) (x25)

### Area Character

1. Preserve the historic character of the area and heritage buildings (e.g., Chester Hill School) (x28)
2. Be a community-oriented, friendly-friendly neighbourhood (family, senior, and children-friendly) (x22)
3. Be a mixed use community (mix of low-rise and mid-rise housing and residential and commercial uses) (x16)

### Our Community Services

1. More small, independent businesses to meet the needs of the community (e.g., restaurants, coffee shops) (x30)
2. Build a community centre with activities for all ages (x22)
3. Build a public library (x17)

### Our Parks and Open Spaces

1. Incorporate more parks and open spaces for people to congregate (x26)
2. Improved access to green spaces and views (e.g., Todmorden Mills, Don Valley Ravine) (x16)
3. Provide more seating (x13)

### How We Move Around

1. Address concerns about added congestion on Broadview Avenue (x26)
2. Provide more bike lanes and better cycling infrastructure (x23)
3. Relieve congestion and improve Broadview Subway Station (x19)

A more detailed summary of all the goals outlined by residents on the individual feedback forms is included in the table.

*6 main themes have been identified based on the community feedback to date. Pick 3 themes and identify your top 3 goals (what you'd like to see accomplished or improved in the future) for those themes.*

#### Our Buildings

- Support current city guidelines that require tapering between the tallest and lowest buildings (x26)
- Support low-rise to mid-rise (x25)
- No more high-rise buildings on Broadview Avenue (x13)
- Ensure development does not create a hazard of landslides into the valley (x12)
- Ensure new development does not damage nearby building foundations (x8)
- Enforce sufficient setbacks from the sidewalk (e.g., for greenery) (x7)
- Support six to eight storey buildings (x6)
- Support low-rise development (four storeys) (x5)
- Support four to six storey buildings (x5)
- Consider underground parking (x4)
- Ensure new development preserves the privacy of abutting homes (x3)
- Minimize shadows on neighbouring properties (x2)
- Incorporate interesting architecture (x2)
- Ensure an architecturally consistent street
- Diverse range of colours, materials, window heights and shapes
- Encourage sustainable buildings
- Mixture of rental and owned housing

- Support commercial and residential high-rise
- Consider mid-rise condominium development on the west side of Broadview, opposite the TTC Station
- Demolition of out-dated semi-industrial buildings
- Maintain the large green area at the rear of 980 Broadview

#### **Our Streetscape**

- Make the street more pedestrian friendly (e.g., add more street furniture, more trees and landscaping, wider sidewalks, better lighting) (x40)
- Minimize and reduce wind tunnels (x30)
- Include more greenery (e.g., trees, planters) (x25)
- Preserve mature trees (x19)
- Encourage street art (x8)
- Prioritize the inclusion of more gathering spots (x5)
- Promote street-level retail (x4)
- Encourage patios (x3)
- Install green infrastructure (e.g., bioswales) (x2)
- Maintain liveability
- Plant resilient greenery
- Limit public art as it is not sustainable
- Bury phone and hydro lines
- Aim for a natural blend of commercial and residential
- Complete streets

#### **Area Character**

- Preserve the historic character of the area and heritage buildings (e.g., Chester Hill School) (x28)
- Be a community-oriented, friendly-friendly neighbourhood (family, senior, and children-friendly) (x22)
- Be a mixed use community (mix of low-rise and mid-rise housing and residential and commercial uses) (x16)
- Maintain existing 'old charm' character and neighbourhood-feel (x12)
- Maintain cultural and aesthetic diversity (x6)
- Have a European feel (x6)
- Feel inviting (x3)
- Safe and quiet community (x2)
- Preserve and encourage affordability (x2)
- Create connections between the business feel on Broadview and residential areas which surround it (x2)
- Prosperous and upscale
- More street festivals and events
- Keep the 'off Danforth' residential feel

Our Community Services
<ul style="list-style-type: none"> <li>• More small, independent businesses to meet the needs of the community (e.g., restaurants, coffee shops) (x30)</li> <li>• Built a community centre with activities for all ages (x22)</li> <li>• Build a public library (x17)</li> <li>• Build a seniors home for the community (x4)</li> <li>• Ensure services have the capacity to support increasing population (e.g. transportation, water and wastewater, schools, libraries) (x4)</li> <li>• Add more daycares, schools (x2)</li> <li>• Create a business network so a percentage of earnings goes towards maintaining the streetscape</li> <li>• Create a publically accessible link to Chester Hill School</li> <li>• Add more community services close to the subway station</li> <li>• Maintain existing services on nearby streets</li> <li>• Enforce sidewalk snow shovelling</li> </ul>
Our Parks and Open Spaces
<ul style="list-style-type: none"> <li>• Have more parks and open spaces for people to congregate (x26)</li> <li>• Improved access to green spaces and views (e.g., Todmorden Mills, Don Valley Ravine) (x16)</li> <li>• Provide more seating (x13)</li> <li>• Revitalize and improve Broadview TTC Station parkette (x10)</li> <li>• Preserve views and sightlines (x6)</li> <li>• Have more gardens (x3)</li> <li>• Build more walking trails (x2)</li> <li>• Parkette at Broadview Station is nice</li> <li>• Include more recreational spaces (e.g. tennis courts, curling lanes)</li> <li>• Better use of existing open spaces</li> <li>• Establish parking areas to provide entry points to parks and trails</li> <li>• Add more playgrounds</li> <li>• Add a park north of Fulton</li> <li>• Add a decorative fountain and drinking water fountain to Charles Sauriol Parkette</li> </ul>
How We Move Around
<ul style="list-style-type: none"> <li>• Concerns about added congestion on Broadview Avenue (x26)</li> <li>• Have more bike lanes and better cycling infrastructure (x23)</li> <li>• Relieve congestion and improve Broadview Subway Station (x19)</li> <li>• Improve the safety of pedestrians (e.g., wider sidewalks) (x13)</li> <li>• Improve public transit to accommodate increasing ridership at peak hours (x11)</li> <li>• Ensure new buildings provide adequate parking for all users (residents, visitors, delivery) (x6)</li> <li>• Lower the speed limit on Broadview Avenue (x5)</li> <li>• Improve the coordination of traffic lights (give pedestrians adequate time to cross) (x2)</li> <li>• Build a parking lot for retail and visitors (x2)</li> </ul>

- Maintain street parking (x2)
- Have more crosswalks (x2)
- Include a location for local bike rentals (x2)
- Maintain counter flow bike lane on Chester Hill (x2)
- Label Broadview Avenue as a 'no parking zone' when the Don Valley is under highway maintenance (x2)
- Ensure adequate accessible parking
- Consider having the Brickworks bus make a stop at Todmorden Mills
- Pave a walkway in the open space on the east side of Broadview from Broadview subway to the first side street Erindale
- Consider a mandatory "no right turn onto Bloor/Danforth"
- Consider a priority light for exiting buses/street cars from Broadview Station onto Broadview Avenue
- Extend the TTC's 2-hour timed transfer project (piloted on St. Clair W.) to all bus routes servicing Broadview Avenue
- Conduct a pedestrian safety study at the corner of Broadview and Mortimer
- Do not construct a bike lane on Broadview as there is not sufficient space
- Too many buses on Broadview
- Add TTC access on west side of Broadview
- Minimize diesel exhaust emissions from bus traffic

### QUESTION #3 – Our Vision

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

As the first step of creating a vision for Broadview Avenue, participants identified key words or 'vision ingredients' to describe their vision for the area. A list of the 'vision ingredients' suggested by residents is included in the table below and summarized in Figure 5.

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

- |                           |                          |
|---------------------------|--------------------------|
| • Greener (x16)           | • Connected (x2)         |
| • People-friendly (x15)   | • Eclectic (x2)          |
| • Safe (x9)               | • Clean (x2)             |
| • Community-oriented (x8) | • Balanced (x2)          |
| • Neighbourhood feel (x7) | • Boulevard (x2)         |
| • Family-friendly (x6)    | • Don Valley Ravine (x2) |
| • Walkable (x6)           | • Senior safe            |
| • Less congestion (x5)    | • Liveable               |
| • Diverse (x5)            | • Interesting            |
| • Inclusive (x4)          | • Calming                |
| • Historic (x4)           | • Charming               |

- |                      |                         |
|----------------------|-------------------------|
| • European feel (x4) | • Accessible            |
| • Human scale (x3)   | • Unique                |
| • Mixed use (x3)     | • Sustainable           |
| • Vibrant (x3)       | • Smart intensification |
| • Welcoming (x3)     | • Complete streets      |
| • Quiet (x3)         | • Conformity            |

Figure 5. Vision Ingredients



#### QUESTION #4

**Do you have any additional ideas or feedback that you would like to share?**

More than 15 participants noted that they do not want the City to approve any new applications until the study is complete. Participants suggest the City move immediately to develop and adopt a set of policies based on whatever consensus has been formed to date. Residents want to see their feedback put into action as soon as possible to prevent new development from being approved before the study is complete.

Of particular concern to residents is the future of 958 Broadview Avenue. A number of emails were received before and after CCM #2 opposing the redevelopment of the Estonian House property as a high rise development. As illustrated by the feedback received from Question 1, residents want to see 958 Broadview Avenue moved from Character Zone C to Zone A, to prevent a high-rise redevelopment project on this site.



## APPENDIX A: Agenda

### Community Consultation Meeting #2

Wednesday, February 4, 2015

6:00 pm – 9:00 pm

Estonian House, 958 Broadview Avenue

**Meeting Purpose:** 1) Share the community feedback we have heard so far and information assembled to date; and 2) engage you in a discussion about your vision and goals for the study area.

### AGENDA

- 6:00 pm                    **Open House and Displays**
- 7:00 pm                    **Introductions, Agenda Review and Welcome**  
*David Dilks, Facilitator – Lura Consulting*  
*Councillor Mary Fragedakis, Ward 29 – City of Toronto*
- 7:10 pm                    **Presentation – What we’ve Heard and Information Assembled to Date**  
*Kyle Knoeck, Community Planning, City of Toronto*  
*Francis Kwashie, Study Project Manager, Community Planning, City of Toronto*
- 7:35 pm                    **Questions of Clarification**  
*David Dilks, Facilitator – Lura Consulting*
- 7:50 pm                    **Small Table Discussions – Our Goals and Vision for the Study Area**

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

*The Project Team has identified four character zones along Broadview Avenue and is considering extending the study area north to O’Connor Drive. Do you have any feedback you would like to share regarding the character zones and extended area boundary?*

#### Exercise #2 – Our Goals

*6 main themes have been identified based on the community feedback to date:*

- 1. Our Buildings*
- 2. Our Streetscape*
- 3. Area Character*
- 4. Our Community Services*
- 5. Our Parks and Open Spaces*
- 6. How We Move Around*

*Pick 3 themes and identify your top 3 goals (what you’d like to see accomplished or improved in the future) for those themes.*

**Exercise #3 – Our Vision**

*Now, thinking about the study area as a whole, identify 3 key words (“ingredients”) that you would use to describe the area in the future.*

8:30 pm

**Small Table Report Back and Plenary Discussion**

*David Dilks, Facilitator – Lura Consulting*

8:55 pm

**Wrap-Up and Next Steps**

9:00 pm

**Adjourn**