

Attn: Ellen Devlin, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor West, Toronto ON M5H 2N2

**Comments for distribution to Councillors of the Toronto and East York Community Council**

TEYCC Meeting: May 10, 2016

**RE: Agenda item TE 16.5  
Final Report - Broadview Avenue Planning Study - City-Initiated Official Plan Amendment, Urban Design Guidelines and Heritage Inventory**

Dear Councillors,

Playter Area Residents Association (PARA) thanks Planning Staff and Councillor Mary Fragedakis and her staff for their work on the Broadview Avenue Planning Study (BAPS). We think in general the BAPS documents reflect our community's views. PARA has been actively involved in all the community consultation meetings as well as having SAC representation.

PARA has met with and is in full accordance with the Helliwell Place Residents' Association's (HPRA) May 9th letter, which includes a request for changes to the Official Plan Amendment No.343/ Site and Area Specific Policies No.509 (OPA/SASP) and the Urban Design Guidelines (UDG).

PARA fully supports the points and amendments raised by HPRA in their letter, including:

- There should be no ambiguity as to heights in either the OPA/SASP and UDG. Anywhere "mid-rise" is used, it should reference the agreed upon maximum height of 6 storeys (or 20 m) for the entire Study Area. Further, the sole exception is "modified mid-rise", which needs to be clearly defined, especially in terms of maximum height and specific locations as identified through the study (i.e. 1015 and 1099 Broadview Ave, both over 5000 m<sup>2</sup>, up to a maximum height of 7-8 storeys, 23-26 m, if all planning criteria are met);
- In the OPA/SASP, the statement that "No new tall buildings are permitted" should be included. This understanding should be also fully reflected in the UDG.
- In the OPA/SASP, a statement, which calls for *Neighbourhood* protection policies set out in Official Plan Chapter 4 to be respected, should be included.
- In both documents, site 958 Broadview Avenue (which includes the historic 19<sup>th</sup> c. Chester School) should be included in only Character Area A, given many planning reasons, among them its connection to the historic Chester Village as well its existing built form (3 storeys), physical characteristics (brick), and land use (mixed; not residential). Including it in Character Area C (predominantly tall apartment buildings reflective of 'bad' planning) does not make planning sense and further makes it vulnerable to arguments of either exception or likeness to sites in Character Area C;

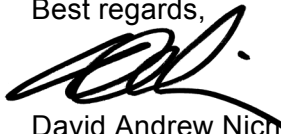
In addition, under item 5 Site Specific Development Policies re: 958 Broadview Avenue (Estonian House), I would ask Council that the Amendment be changed to remove ambiguity about the character zone for this property. The Amendment should read "The property located at 958 Broadview Avenue is part of Character Zone A." Map 1 clearly shows 958 Broadview within Character Area A. Attachment 3 shows the current zoning as CR 2.7, aligning it with the other properties in Character area A. It is not zoned RA as the Character Area C properties are. The current height zoning under Zoning By-Law No. 569-2013 (attachment 5) is 10.5, again in keeping with Character Zone A. The property was formally the Chester Public School, a landmark property with significance to the former village of Character Zone A. The public consistently identified the property with Character Area A. The ambiguity about the appropriate character zone in the Design Guidelines should not be perpetuated in the Amendment to the Official Plan.

To be clear, the Stakeholder Advisory Committee (SAC) did NOT endorse this current ambiguity and in fact was unanimous in its desire that 958 Broadview Ave. be placed in Character Zone A exclusively. The decision to include 958 Broadview in both character zones was a decision made by city staff against the wishes of the SAC.

I would also ask that article 5.3 be amended to acknowledge "958 Broadview Avenue has associative and contextual heritage value as it is historically linked with the Village of Chester/Doncaster built in 1809-91. It was listed on the Toronto Heritage Register in 2006 in recognition that it is a significant built heritage resource. The heritage attributes include but are not limited to the retained exterior features of the Chester Public School."

In addition, to enhance current findings, we also request a separate full Transportation and Parking study be carried out in the study area, as the current analysis does not address the evolving demographics and uses in our area.

Best regards,



David Andrew Nicholson  
President, Playter Area Residents Association

Cc: Councillor Mary Fragedakis, Gregg Lintern, Kyle Knoeck, Francis Kwashie, Mary MacDonald