

Helliwell Place Residents' Association

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

June 9, 2017

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

TEYCC Meeting: June 13, 2017

RE: Agenda item TE25.8

"796 - 802 Broadview Avenue - Zoning Amendment Application - Final Report"

Dear Councillors,

Helliwell Place Residents' Association (HPRA) does not oppose City Staff recommendations re: "796 - 802 Broadview Avenue - Zoning Amendment Application - Final Report" as shown on the plans in the Staff Final Report, though kindly note below.

As with other development matters in our broader neighbourhood, our residents participated in the community consultation meeting for the 796 - 802 Broadview Avenue proposal held May 13, 2015.

We note that the application predates the Site and Area Specific Policy 509–Broadview Avenue (SASP 509, part of OPA 343), the Broadview Avenue Urban Design Guidelines (both adopted by City Council June 7, 2016 and currently under appeal at the OMB), and predates the addendum to the Avenues and Mid-rise Buildings Guidelines (also adopted by City Council June 7, 2016), and therefore our comments should be viewed in this context. Still it is to be noted that this application has taken into account the direction shown in OPA 343/SASP 509 and the Broadview Avenue Urban Design Guidelines. Our comments in this regard should not be taken as being applicable to future applications arising after the approval of OPA 343/SASP509 and Broadview Avenue Urban Design Guidelines.

We note Staff Final Report's Attachment 6 (Draft Zoning By-Law Amendment for 438-86) and Attachment 7 (Draft Zoning By-Law Amendment for 569-2013), as of the date of this letter, both remain to be completed, yet the details of these draft zoning amendments are critical for what will be built. From the plans included in the Staff Final Report, the proposed building penetration of the angular planes do not appear to be minor in certain parts of the building width articulation, i.e. particularly on the 1st floor at the west/rear of the building, and less so at other floor heights especially at west/rear. Thus, it is important to understand how this will be set out in the schedules being attached to the draft zoning and how the articulation of the building would be shown in floor plates.

In conclusion, in line with the above, Helliwell Place Residents' Association does not oppose City Staff recommendations re: "796 - 802 Broadview Avenue - Zoning Amendment Application - Final Report".

Best regards,

Magda Wesolkowska

President

Helliwell Place Residents' Association