

**From:** [Antonia Zerbisias](#)  
**To:** [Clerk](#)  
**Cc:** [Councillor Fragedakis](#)  
**Subject:** My comments for 2018.TE30.10 on March 26, 2018 City Council  
**Date:** Tuesday, March 20, 2018 12:01:05 AM

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To the City Clerk:

Please add my comments to the agenda for the March 26, 2018 City Council meeting on item 2018.TE30.10, 995-1005 Broadview Avenue and 2-4 Mortimer Avenue - Official Plan Amendment and Zoning Amendment Applications - Refusal Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

I was pleased to see that the Toronto and East York Community Council recommended that City Council refuse the applications to amend the Official Plan and the Zoning By-law at 995-1005 Broadview Avenue and 2-4 Mortimer Avenue for the reasons contained in the report (February 2, 2018) from the Acting Director, Community Planning, Toronto and East York District.

I had written to the TEYCC outlining my reasons why I believed that such a refusal was appropriate.

As I noted:

Not only is it the proposed development too tall and too “bulky” for that very busy and increasingly dangerous (for pedestrians and cyclists) intersection, it will cause chaos and traffic that could back up to Pape and beyond during the a.m. rush hour and along Bayview during the evening rush hour. In fact, when I read some of the reports submitted by the developer, there was something about how difficult the traffic could make it for residents of the new building to enter and leave their garage. And let’s not even get into garbage trucks, delivery and moving vans etc. Plus how traffic will be chaotic when construction is in progress.

There is no step back. No green space. No street furniture. And, from what I have read in the engineering reports, the wind will be so fierce that the building’s doors will be difficult to open on some days. (This is probably the windiest part of town and the wind comes roaring down the valley.)

And while I heartily approve of the inclusion of much-needed family-sized units, there's nothing about where people can take their kids to play, their dogs for a walk or any mention about the safety for children trying to get to school in that traffic. many of them currently walk, which is healthy. Will they be okay doing so afterwards?

This is simply bad planning and careless development simply because a property has become available at an attractive location. But it won't be attractive for long, not when the development dominoes start to tumble and more of the wrong types of buildings go up along Broadview.

This area is not zoned for so many storeys. In keeping with OPA 343 (passed by Council in June 2016) and the Broadview Avenue Planning Study that lead up to it, a maximum of five stories should be built, with step backs, street furniture and landscaping.

Last but not least, the proposed building will destroy the Broadview Study's concept of that intersection being the "gateway" to this city's richest and most historic natural resource, the Don Valley. It is being "plopped" there in the midst of tiny post-war houses without regard to context, scale and proportion.

However i am pragmatic and I recognize that things can and must change. But they ought not to change for the worse. Quite simply, this proposed development is the wrong building in the wrong place. I urge City Council to refuse the applications to amend the Official Plan and the Zoning By-law at 995-1005 Broadview Avenue and 2-4 Mortimer Avenue for the reasons contained in the planning report and in this email.

With thanks,

Antonia Zerbisias